

Muirfield Drive  
Mickleover, Derby, DE3 9YA

John German



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# Muirfield Drive

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£575,000

**Impressive five bedroomed detached family home perfect for larger families with a great layout. Three large reception rooms plus a stunning dining kitchen having been fully refitted, a separate garden room and five excellent bedrooms, three of which are ensuite.**

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Mickleover is known for its wide variety of shops, restaurants, cafes and bars as well as shops, public transport routes and public amenities. There are a range of excellent schools for all ages and the property has excellent access to the A38 and A50 road networks leading to the M1 motorway and East Midlands Airport.

Entrance to the property is via a recessed double glazed composite entrance door, having full height double glazed side panels leading to an entrance porch with uPVC double glazed double doors leading to a very spacious entrance hall with stairs rising to the first floor and four sets of double doors leading to the ground floor living accommodation.

Also leading off the hallway is the ground floor guest WC/wet room which has been fully tiled and refitted with a low flush WC with a handwash basin built into the cistern and a free draining shower, chrome heated towel rail and a uPVC double glazed window to the side.

To the front of the house is a formal dining room currently used as a home office with a bay window overlooking the front elevation fitted with plantain shutters. On the opposite side of the hallway lies a superb family sitting room/playroom having two uPVC double glazed windows to the side elevation and solid wood flooring.

The utility room is located off the family room and is fitted with a range of units with roll edge work surface, inset stainless steel circular bowl drainer unit, ceramic tiled splashbacks plus plumbing for an automatic washing machine.

The "L" shaped kitchen has been fully refitted with a contrasting range of sleek modern handleless units with under unit lighting, built-in wine rack and display shelving, granite work surfaces and matching up stands, double sink and mixer tap, five ring gas hob with extractor hood over and Perspex splashback, two built-in eye level "Neff" ovens and a matching built-in eye level microwave, integrated fridge, freezer and dishwasher, slot in wine fridge and a vertical radiator. An opening leads through into the breakfast area which overlooks the rear garden via large uPVC double glazed windows and sliding patio door, uPVC double glazed roof partly insulated with a radiator and ceiling spotlighting.

The main living room sits to towards the rear of the house, having feature fireplace incorporating a modern living flame gas fire in a solid oak surround with marble inset and hearth. uPVC double glazed French doors with matching full height side windows open into the garden room which in turn overlooks the rear garden via large uPVC double glazed windows and sliding patio door, uPVC double glazed roof partly insulated with radiator and ceiling spotlighting.

On the first floor stairs lead to a galleried landing with a built-in airing cupboard and doors to the first floor accommodation. Entrance to the master bedroom is via a small lobby with loft access (loft is partially boarded and accessed via an aluminium ladder) and access the bedroom and en-suite. The bedroom area is fitted with three double built-in wardrobes and UPVC double glazed sliding patio doors opening onto Juliet balcony overlooking the garden. The ensuite is fitted with a corner shower cubicle with fitted shower over, pedestal wash hand basin and low-level WC, part ceramic tiled walls, heated towel rail and a uPVC double glazed window.

Bedroom two has a double built-in wardrobe, uPVC double glazed windows to the front and side with views over the green to the front. The ensuite is fitted with a corner shower cubicle with fitted shower over, pedestal wash hand basin, a low-level WC and uPVC double glazed window to the side.

Bedroom three overlooks the rear garden also with a built-in double wardrobe and ensuite fitted with a recessed shower cubicle, pedestal wash hand basin and low-level WC, part ceramic tiled walls and a uPVC double glazed window.

There are two further bedrooms both overlooking the front elevation with built-in double wardrobes, served by a family bathroom comprising double ended bath in a tiled surround with shower mixer, corner shower cubicle with fitted shower over, pedestal wash hand basin and low-level WC, ceramic tiled walls, tiled floor, heated towel rail, downlighters to ceiling and a uPVC double glazed window.

Outside to the front of the property is a block paved driveway providing ample off-road parking which leads to a brick built double garage having electric remote controlled up-and-over door, power and light connected, loft storage space and a courtesy access door to side elevation.

To the rear of the house is a private landscaped garden having a central lawn, with a spacious block-paved patio.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

**Flood risk:** Low

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derby City Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/281125

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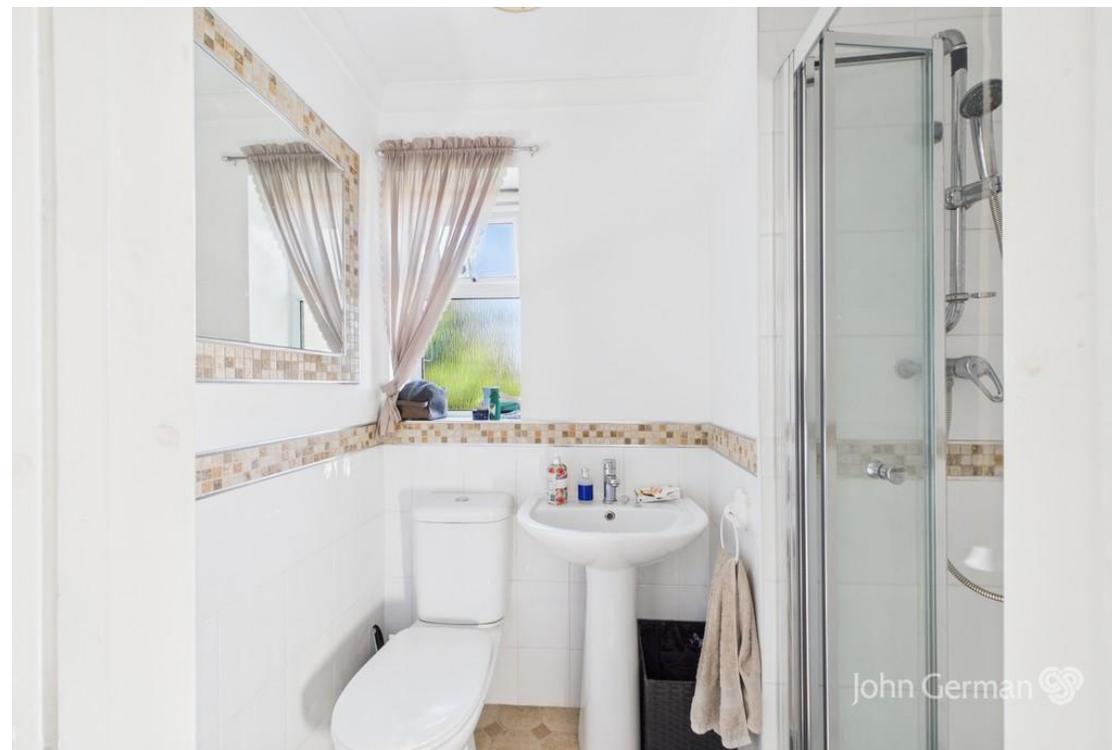


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Ground Floor

Approximate total area<sup>(1)</sup>

2220 ft<sup>2</sup>

206.2 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>

0.8 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Agents' Notes

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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