

# Western Road, Mickleover

aksresidential.com

## £360,000



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This property at a glance:



Watch the video





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## Mikaela says:

What makes this property so special is the way it has been thoughtfully extended, creating a wonderfully versatile layout that works perfectly for family life.

From the moment you step inside, the welcoming entrance hall sets the tone. The front lounge, with its charming bay window, is a cosy retreat, while the separate dining room offers a great space for gatherings. Flowing through to the large conservatory, you'll find a light-filled room that connects beautifully with the garden, and the extended breakfast kitchen provides plenty of room for cooking, dining, and everyday living. Additional bonuses are the internal door providing direct access into the garage and the downstairs WC.

Upstairs, the home continues to impress with four well-proportioned bedrooms and a modern family bathroom complete with a separate shower cubicle. Outside, the south-facing garden stretches over 100 feet, offering a private haven for summer barbecues, gardening projects, or simply relaxing in the sunshine. To the front, there's ample parking for up to six cars, along with a useful bike garage/store.

The location is another highlight. Set in a mature residential area, the property is well served by local amenities and is within walking distance of the Royal Derby Hospital. It's a home that combines practicality with charm, and we think it's one you'll want to see in person to truly appreciate".

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## Did you spot...

This lovely extended home has a large South facing garden



## A message from the seller:

"I moved into this house around 35 years ago with my husband and two sons, and it has been a wonderful home to raise a family in. The location is ideal, with excellent schools nearby and a reliable bus service that runs directly into Derby for the city schools. One of the property's real highlights is the south-facing garden. Even in winter, the conservatory stays pleasantly warm on sunny days, making it a lovely space to enjoy all year round. At the front, the tarmac driveway provides generous parking – comfortably fitting four cars, or up to six if parked bumper to bumper. The gardens are well established, with mature planting and boundaries of trees and shrubs, creating a private and pleasant outdoor space."

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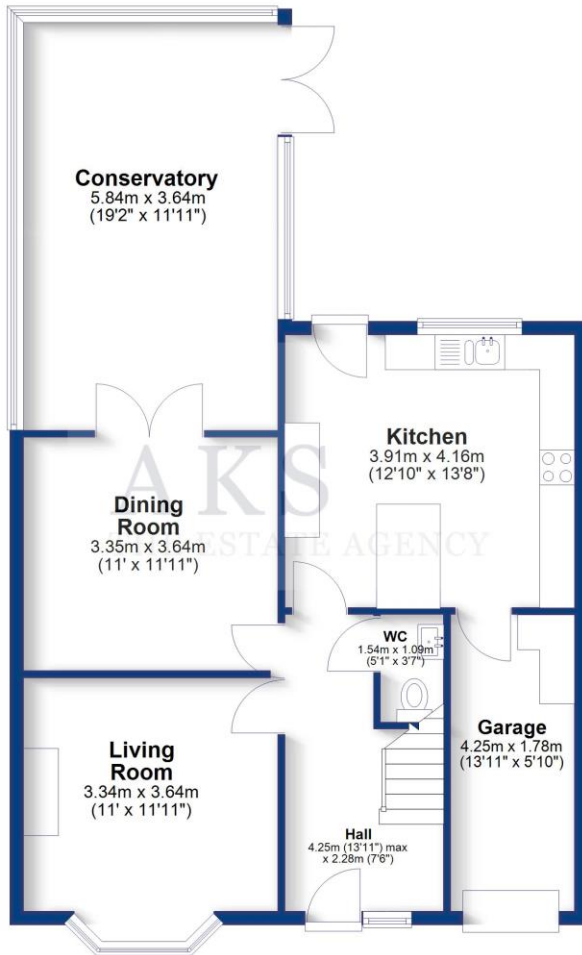


# Floor Plan

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## Ground Floor

Approx. 81.8 sq. metres (880.6 sq. feet)



## First Floor

Approx. 59.4 sq. metres (639.3 sq. feet)



Total area: approx. 141.2 sq. metres (1519.9 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		68	76
England & Wales		EU Directive 2002/91/EC	



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300+ 5 star Google Reviews



## Key Features:

- EXTENDED FOUR BEDROOM, SEMI-DETACHED HOUSE
- SPACIOUS FAMILY LIVING AREAS
- BREAKFAST-KITCHEN OVERLOOKING THE GARDEN
- MODERN FAMILY BATHROOM
- LARGE SOUTH FACING GARDEN
- GREAT LOCATION - CLOSE TO ROYAL DERBY HOSPITAL
- EPC RATING D



## About the area:

Mickleover is a fantastic village for the whole family, full of essential amenities. At the start of Station Road, there's a Tesco Supermarket and a petrol station as well as an array of shops on Uttoxeter Road including a Post Office, Birds, a charity shop and takeaway restaurants. The buses run frequently into the City Centre which also pass Royal Derby Hospital on the way through with easy access to the major road links including the A38, leading to the A50 and the A52 towards the A6.



## Schools:

There are five primary schools throughout the village, which feed into Murray Park Secondary School in Mickleover or John Port Academy in neighbouring Etwell.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call  
**01332 30 30 30**

[Click here](#) to watch the property video

