

Overfield House, Micklegate

aksresidential.com

£280,000



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This property at a glance:



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Watch the video



Overfield House, Micklegate



Mikaela says:

"I think this apartment is a real hidden gem, tucked away in the oldest part of Micklegate, this charming apartment offers the best of both worlds, wonderfully secluded yet just moments from all the amenities you could need. A private driveway leads you to the parking area, garage (with an electric door!) and the communal garden, all surrounded by mature trees that enhance the sense of privacy. As you head inside, I love that the communal areas are welcoming and well-kept, creating an inviting first impression for you and your guests. As you make your way up to the first-floor apartment and head into the door, the hallway leads you inside and flows to the left, providing an ideal space for coats, bags and shoes.

The kitchen sits just off the entrance hall. It has a wonderful country kitchen feel, with neutral cabinets and a large window that fills the room with natural light. There's space for a small table too, making it a perfect spot to enjoy your morning coffee. The lounge-diner really is the heart of the home, it's generously sized, with two large windows overlooking the gardens and a feature fireplace that adds a lovely focal point. There's plenty of room for a three-piece suite as well as a dining table too.

One of my favourite rooms has to be the main bedroom, it has a calm, spacious feel, with space for large wardrobes and plenty of room for additional furniture. The en-suite bathroom is surprisingly roomy and beautifully presented. The second double bedroom is also an excellent size and benefits from fitted wardrobes, with the modern family shower room conveniently located just next door.

This is a wonderful apartment in a fantastic location, it feels peaceful, characterful and it's ready to make a delightful home for its next owners".

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Overfield House, Mickleover



Did you spot...

This beautiful apartment has allocated parking and a single garage



A message from the seller:

"We first considered relocating ten years ago, but we simply couldn't bring ourselves to leave Mickleover. Living here has been so easy and enjoyable, it's peaceful and quiet, with beautiful views and a real sense of privacy. Nothing is overlooked, and on calm days you can hear birds singing in the trees, which adds to the tranquil atmosphere. Having all the shops and amenities so close by has been a huge benefit, and we've always appreciated the layout of the apartment. There's plenty of space to host guests, whether for overnight stays or social gatherings. It's warm and cosy throughout the year, easy to heat, and always feels welcoming. In the summer months, the outdoor communal spaces are lovely to enjoy. We also have two allocated parking spaces and a garage, which has been incredibly convenient. One of the standout features is the potential to extend into the loft space, something a neighbour has already done successfully."

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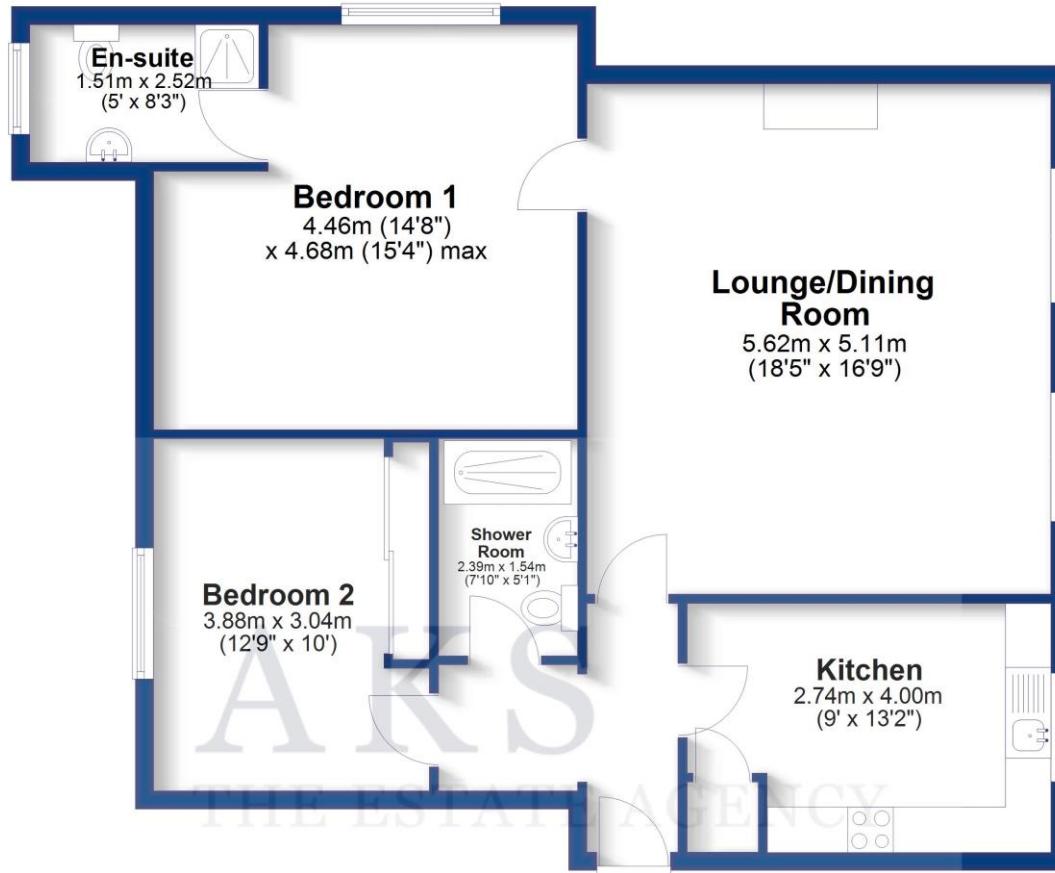


Floor Plan

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Ground Floor

Approx. 85.5 sq. metres (920.5 sq. feet)



Total area: approx. 85.5 sq. metres (920.5 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Key Features:

- 2 BEDROOM, FIRST FLOOR APARTMENT
- COMMUNAL GARDENS AND A SINGLE GARAGE
- TUCKED AWAY ON A PRIVATE DRIVEWAY WITH ALLOCATED PARKING
- LARGE MAIN BEDROOM WITH SPACIOUS EN-SUITE
- CLOSE TO LOCAL AMENITIES
- EPC RATING E



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

