

# Meadowsweet Grove

Mickleover, Derby, DE3 0HD

John  
German



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£420,000

This immaculate modern home featuring contemporary layouts perfect for modern living. Presented in immaculate condition and sat on a wonderful plot looking out over the extensive green space and footpaths that make this development so special.

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This fabulous family home is sat on a lovely plot set back from the road at the end of a long sweeping driveway which provides a highly unusual amount of off road parking as well as a detached garage at the end. The position provides views up the hill to a small children's playground and over the footpaths which form part of the route which leads around the development and links up to the Great Northern Greenway Cycle path and Bridleway.

Entrance to the property is via a light and bright entrance hall with doors leading off to the ground floor living spaces with extremely hard wearing as well as beautiful wood effect SPC flooring which runs throughout the ground floor living spaces with the exception of the living room. Stairs rise to the first floor landing with understairs storage and doors open into the ground floor living space and guest WC that is fitted with a pedestal wash basin and low flush WC.

The study is located to the left hand side of the entrance hall with a window overlooking the playground in the distance and the footpath.

The living room overlooks the rear garden with French doors opening out onto the patio and plush carpeting whilst on the opposite side of the house the open plan dining kitchen extends from the front to the back of the property with double aspect windows. The kitchen area is fitted with a range of soft blue shaker style base and eye level units with quartz effect worksurfaces and matching upstands, inset one and a half bowl sink unit with mixer tap, built-in eye level double oven, five ring gas hob with brushed aluminium extractor hood over leaving spaces for a dishwasher and American style fridge freezer. The utility room is fitted with matching base units and worksurfaces with appliance space beneath, wall mounted central heating boiler, window to the rear and rear entrance door.

Off the hall, carpeted stairs rise to a central first floor landing where doors lead off to the bedrooms and bathroom. The family bathroom is fitted with a four piece suite comprising panelled bath, generous shower enclosure, low flush WC and a wall mounted washbasin with tiled splashbacks, SPC flooring plus a window to the rear. The master bedroom overlooks the front elevation and features an en-suite shower room fitted with a double shower, wall mounted washbasin and a low flush WC with tiled splashbacks and a window to the front. There are three further nicely proportioned bedrooms, so nobody gets stuck with the box room making it perfect for families.

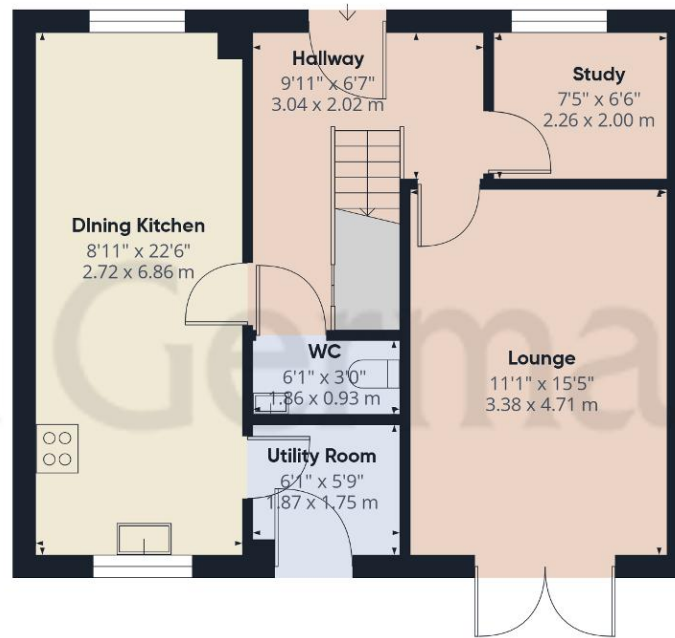
Outside the property is located at the top of a long driveway providing extensive off road parking and turning space with a detached brick built garage power and lighting connected. In front of the house is a herbaceous border and hedging has been planted along the driveway. Gated access to the side opens into a fully enclosed rear garden with an open outlook to the rear being mainly laid to lawn with raised planters at the bottom of the garden and a paved patio adjacent to the house.

**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.  
**Property construction:** Standard      **Parking:** Drive      **Electricity supply:** Mains  
**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:** 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:** South Derbyshire District Council / Tax Band E  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/11022026







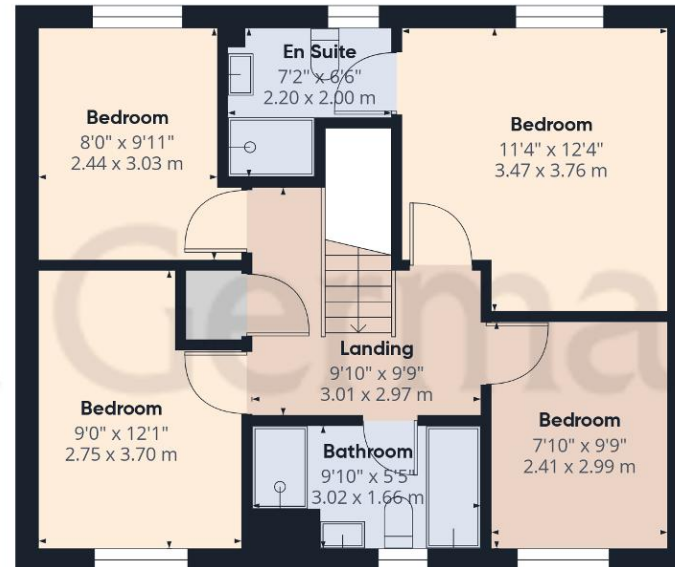


Ground Floor

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

1145 ft<sup>2</sup>

106.2 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360







The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

#### Agents' Notes

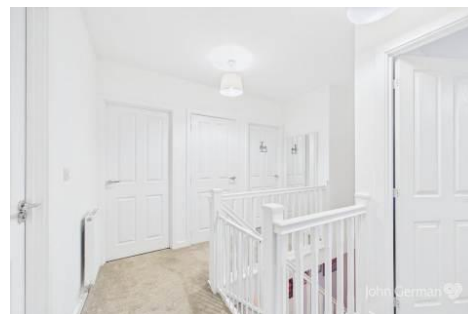
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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		93 A
81-91	B	94 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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