



8b "The Studio"
The Green | Mickleover | Derby | DE3 0DE

FINE & COUNTRY

8B “THE STUDIO”



A lovely detached family home centrally located in the conservation area of Mickleover and built to the highest of standards. The Studio offers just over 2100 square feet of really well-appointed accommodation comprising three reception rooms including a front to back dining kitchen, and four excellent bedrooms with a study area located on the landing and a feature family bathroom. The home is tucked away in the centre of Mickleover at the end of a gated driveway serving just four homes and there is off road parking, a double garage and an L shaped rear garden. Viewing highly recommended to appreciate all on offer.



KEY FEATURES

Ground Floor

On entering the home via the front entrance door, you are immediately greeted by a light and airy hallway with a galleried landing area and doors leading to all rooms. There is a ground floor cloakroom and separate utility room which in turn leads through to the double garage. The principal lounge is a lovely room with a feature fireplace and is blessed with plenty of natural light pouring into the room through the large picture windows. There are glazed double doors then leading through to the excellent breakfast kitchen which is dual aspect having windows to the front and rear elevations. The kitchen area features a range of contemporary units and there is a breakfast bar area, 5 ring gas hob with extractor over and integrated appliances and is open to reception space large enough to be both a dining and lounge area and the whole room benefits from underfloor heating. There is also a separate third reception area being the dining room.





SELLER INSIGHT

“ The Studio has been a lovely and cosy home over the last 11 years and we have truly enjoyed every moment . Our property is set on the grounds of House 8 with a gated private driveway which gives off an element of exclusivity and privacy. When we bought our home, we altered the design to make it unique and fit our style .We loved the idea of an open plan home so we created a kitchen diner leading through to a an open area for children to play which then opens up to the decking/garden. It's just perfect in summer months. Upstairs we changed the setting of the bedrooms to include an open area for our home office which is a great central location on the landing.

One of the main aspects that drew us to this house was the beautiful views from the back bedrooms and also the setting at the front of the house with the communal area complete with beautiful trees and landscaping.

A short walk away gives access to the local primary school Brookfield Primary and the Secondary School catchment is Littleover School. There are shops and a supermarket close by and a short drive away is the city centre and the Derby Royal Hospital. There is access to public transport on Uttoxeter Road, just a few minutes' walk away.

We have added some beautiful touches to the house which we hope you will enjoy, such as the fireplace, a big bathroom, which is newly tiled and with under floor heating. The house had a makeover in summer 2019 with new paint and new carpets. The kitchen diner area is perfect in winter and you don't even require the central heating if the under-floor heating is on. The house is generally warm throughout the year mainly due to the large windows and insulation.

The outdoors is the perfect space for children with a makeshift well located at the end of the garden and good sized play area, it is the perfect space for growing families.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











KEY FEATURES

The First Floor

The first-floor landing area is particularly spacious and currently houses a large study area which makes a great space to work from home and was originally designed to be a 5th bedroom within the home. All the bedrooms are a generous size and the master bedroom is dual aspect again and has its own refitted ensuite bathroom. There are Nolte fitted wardrobes in two of the further bedrooms and the home has a wonderful family bathroom, which feature Porcelanosa fittings to include a corner spa bath, separate walk in shower enclosure, pedestal wash hand basin and WC. This room has underfloor heating and is fully tiled and a real feature of the home.













Outside

You approach the home via a gated sweeping driveway which leads to two individual homes at the end. There is off road parking in front of the double garage and to the rear you have a delightful L shaped garden wrapping around the home with a children's play area to one side and a decked patio area for entertaining to the other.





LOCAL AREA

The home is located in one of Derby's most popular suburbs being Mickleover. There is an excellent range of amenities here with supermarkets, takeaways, public houses and restaurant's all within easy reach of the green. For schooling, Brookfield Primary School and Littleover Community school are both close by as are a range of Private Schools. The home is close to leisure pursuits also with a Community Centre and Leisure Centre close by and access into the Peak District for all the Walking and Country life you could wish for. For Commuting the home is close by to the A38 giving access to the A50, M1, A52 and within easy reach of Nottingham, Derby, Leicester, Stoke on Trent and the West Midlands. There is also international travel via the East Midlands International Airport.



LOCATION



INFORMATION

Services

All mains services are connected

Local Authority
Derby City Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973888 or call Lee Armstrong on 07496 710557

Website

For more information visit
www.fineandcountry.com/uk/derbyshire

Opening Hours:

Monday to Friday -	9.00 am – 17:30
Saturday -	9.00 am – 18:00
Sunday –	9:00am – 18:00



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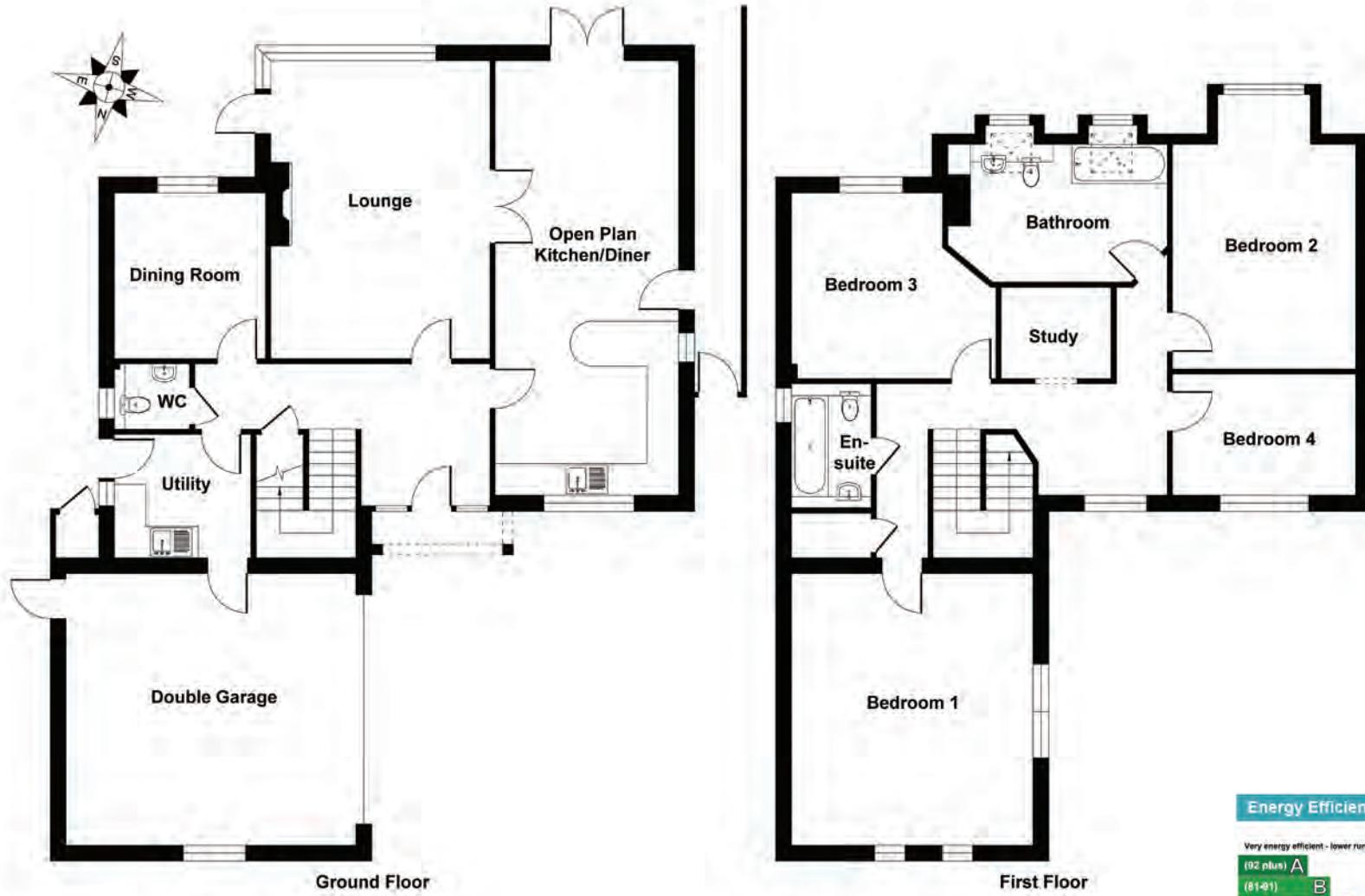
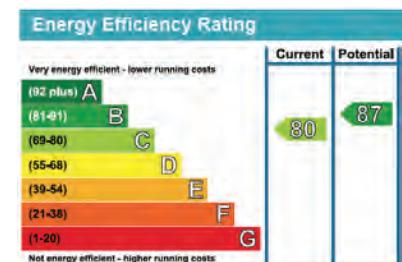


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