



VICARAGE ROAD, MICKLEOVER, DERBY

PRICE £220,000

3 BEDROOM

| 1 BATHROOM

| 2 RECEPTION



## WELCOME TO VICARAGE ROAD

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**EXTENDED THREE BEDROOM TOWNHOUSE** - Situated within a popular part of Mickleover and set back from the main road, this well-presented three-bedroom townhouse offers well-proportioned accommodation, a landscaped rear garden and the advantage of parking to the rear. Enjoying a position close to Vicarage Park, the property provides an excellent balance of indoor and outdoor living, making it an appealing choice for families, first-time buyers and those seeking a convenient location.

The accommodation has been enhanced by a rear extension, creating an open-plan kitchen and dining space that is well suited to modern lifestyles. The lounge offers a welcoming setting for relaxation, while the first-floor accommodation provides flexibility for growing families, home working or guest space.

Outside, the sunny rear garden has been thoughtfully landscaped with a patio, lawn and established planting, creating an enjoyable space for entertaining and everyday living. Combined with its practical layout, useful storage and desirable location, this is a home that offers comfort, convenience and excellent access to local amenities.

## THE DETAIL

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### The Detail

Entering through the UPVC front door, the hallway provides access to the ground floor accommodation and staircase leading to the first floor. Positioned at the front of the property, the lounge is a comfortable reception room featuring a fireplace with gas fire as its focal point, together with coving and a double-glazed window overlooking the attractive front garden.

To the rear, the property benefits from an extension which has created a dining area opening directly from the kitchen. This sociable layout works particularly well for both family life and entertaining. The kitchen is fitted with a range of matching wall and base units complemented by work surfaces, a stainless steel sink and drainer unit, grey wood-grain effect flooring, a cooker point and a wall-mounted central heating boiler. A recessed utility space provides plumbing for a washing machine, while understairs storage offers additional practicality.

The first-floor landing leads to three well-proportioned bedrooms. The main front bedroom benefits from fitted wardrobes and a chest of drawers, providing excellent storage. A generous double bedroom overlooking the rear garden and a further bedroom positioned at the front ensure flexible accommodation suitable for families, guests or those working from home. The bathroom is fitted with a white three-piece suite incorporating a shower over the bath.

Outside, the front garden is laid to lawn with well-stocked planting beds and gated access leading to the property. The landscaped rear garden enjoys a sunny

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aspect and features a patio seating area, lawn, shrub borders, outside tap and external power point, creating an excellent outdoor environment. Gated rear access opens onto a block-paved parking area, providing parking for one vehicle directly behind the garden, whilst additional parking is available beyond the gated access.

Mickleover Primary School is located nearby, making the property particularly appealing for families. Vicarage Park is just a short distance away and offers open green space, a children's play area and an outdoor gym, providing excellent opportunities for recreation and exercise. The Great Northern Greenway cycle path is also easily accessible, offering attractive routes for walking, running and cycling. Mickleover Village is within walking distance and provides a wide range of amenities including shops, cafés, restaurants, pubs and everyday services, contributing to the convenience and lifestyle appeal of this popular location.





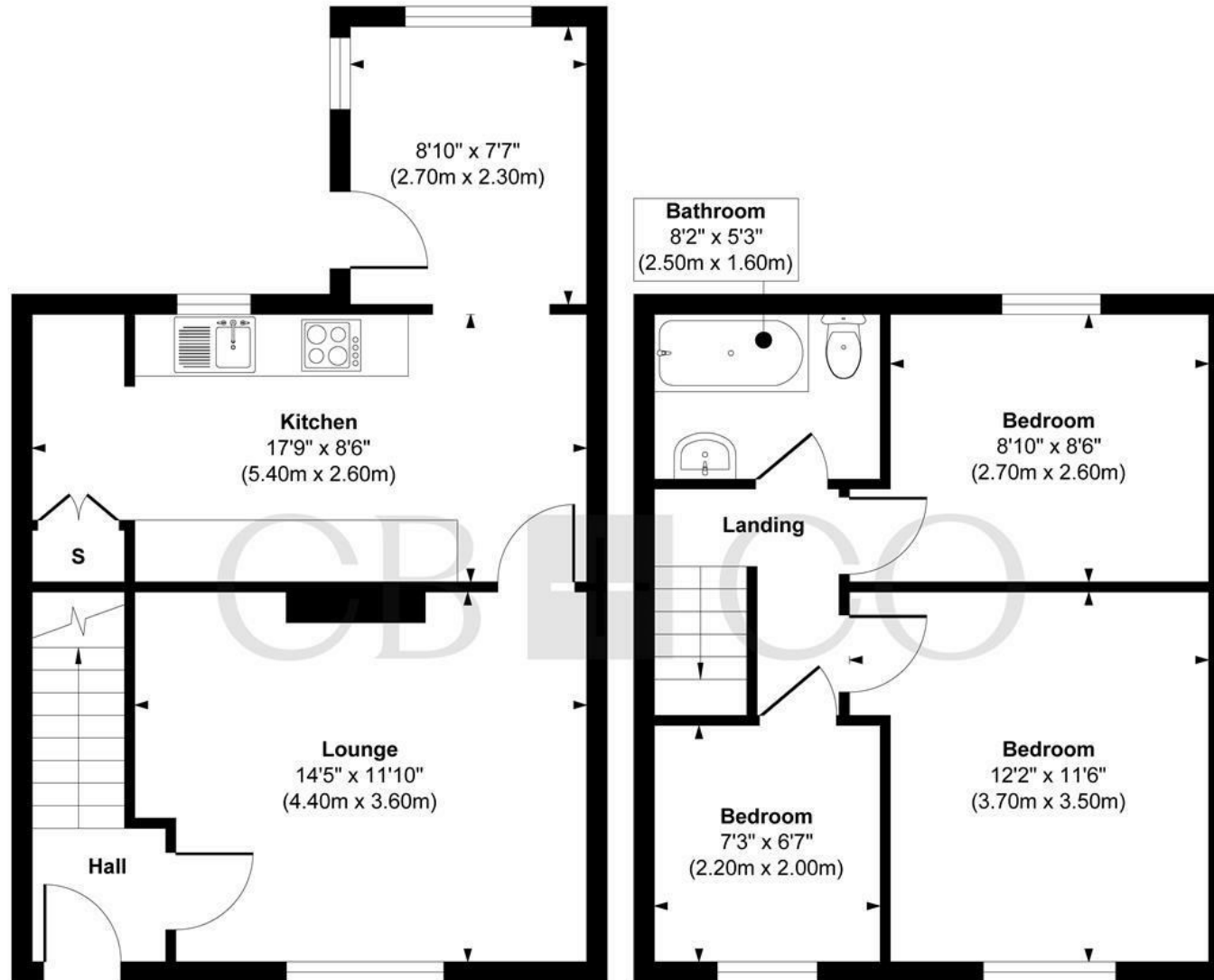








# Vicarage Road



**Ground Floor**  
Approximate Floor Area  
435 sq. ft  
(40.46 sq. m)

**First Floor**  
Approximate Floor Area  
366 sq. ft  
(34.02 sq. m)

**Approx. Gross Internal Floor Area 801 sq. ft / 74.48 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## THE PARTICULARS

APPROX

801.00 sq ft

EPC RATING

COUNCIL TAX BAND

B

- Extended Three Bedroom Mid Townhouse
- Set Back From The Main Road With Footpath Access To The Front Entrance
- Spacious Front Lounge With Feature Gas Fire
- Open Plan Kitchen And Dining Area, Recessed Utility Space
- Rear Extension Providing Additional Living Space
- Landscaped Garden, Patio, Lawn And Established Shrub Borders
- Rear Parking Space With Gated Access
- Located Adjacent To Vicarage Park
- Close To Mickleover Primary School
- Ideal First Time Buy

## DARLEY ABBEY MILLS

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### THE MILLS

First Floor  
Darley Abbey Mills  
Middle Mill  
Derby, DE22 1DZ

01332 411050  
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## MICKLEOVER

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### THE STUDIO

2 Station Rd  
Mickleover  
Derby,  
DE3 9GH

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