



MICKLEOVER MANOR, MICKLEOVER, DERBY

PRICE £325,000

3 BEDROOM | 2 BATHROOM | 2 RECEPTION



WELCOME TO MICKLEOVER MANOR

STYLISH MEWS HOUSE SET WITH BEAUTIFUL MANOR GROUNDS - A spacious and stylish three double-bedroom mews house, set within this highly regarded private estate close to the heart of Mickleover village. Mickleover Manor is tucked away in a secluded position, set well back from the road and screened by attractive parkland and mature specimen trees. Approached via a long sweeping driveway, the development enjoys a unique setting within approximately four acres of beautifully maintained parkland.

The property benefits from gas central heating and double-glazed timber-framed windows. The accommodation briefly comprises an entrance hallway, contemporary wc, a spacious living room, and a superb contemporary dining kitchen with an open-plan layout. To the first floor, the landing leads to three well-proportioned bedrooms and a stylish contemporary bathroom. The generous primary bedroom also features a dressing area and an en-suite shower room.

Outside, there is a driveway to the front together with an additional allocated parking space. To the rear, a delightful enclosed garden provides a low-maintenance outdoor space, featuring a paved patio and artificial lawn.

THE DETAIL

Situated within the highly sought-after Mickleave Manor development in Mickleave is this most stylish three double bedroom mews house.

The property is entered via a traditional wood-panelled entrance door into a welcoming hallway, which incorporates a useful study area and benefits from attractive grey wood-grain effect ceramic flooring, recessed LED lighting, a digital thermostat, understairs storage and a built-in cloaks cupboard. A modern downstairs WC is conveniently positioned off the hallway.

The spacious living room continues the stylish flooring and enjoys an abundance of natural light from rear windows and the open plan access into the impressive open-plan dining kitchen, creating an ideal environment for both everyday living and entertaining. The contemporary kitchen is fitted with sleek grey matt-finish handleless units, complemented by oak-effect worktops and matching splashbacks. Integrated appliances include a stainless steel electric oven, gas hob with extractor hood, fridge-freezer, dishwasher and washing machine. A front-facing window and French doors opening onto the rear garden further enhance the space.

To the first floor, the landing provides access to three well-proportioned bedrooms and a stylish family bathroom. The spacious primary bedroom features a stylish panelled feature wall, a Juliet-style balcony with French doors, a dressing area and a modern en-suite shower room. Bedroom two overlooks the rear garden, while bedroom three benefits from a feature panelled wall, built-in wardrobe and access to a balcony area.

The stylish contemporary bathroom is finished to a high standard with marble-effect tiling, a white suite, black matt fittings, a shower-over-bath arrangement and a heated towel rail.

Outside, the low-maintenance rear garden features an Indian sandstone patio, artificial lawn, established planting borders and gated access. The property also benefits from two allocated parking spaces, one positioned directly in front of the home and a second within the adjacent parking area.

CB+CO





The Location

Mickleover Manor offers a unique blend of tranquillity and convenience, with a wealth of amenities just moments away.

Mickleover Shopping Precinct provides everything you need, from everyday essentials at Tesco Supermarket, Boots Pharmacy, and Sainsbury's Local to premium grocery options at M&S Food.

When it comes to dining, The Binary offers a relaxed setting, while Hole in The Wall is a favourite for craft beer enthusiasts. For a leisurely coffee, Java Coffee shop offers expertly brewed drinks in inviting spaces, perfect for catching up with friends.

Beyond its excellent amenities, Mickleover Manor is close to Mickleover Golf Course and Exertion Gym, catering to both golfers and fitness lovers. Families will appreciate having highly regarded independent schools nearby, including Derby Grammar School and Derby High School, offering excellent educational opportunities.

With seamless transport links via the A516 and A38, accessing Derby city centre and beyond is effortless. Whether enjoying the privacy of this exclusive development or exploring the vibrant local scene.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.





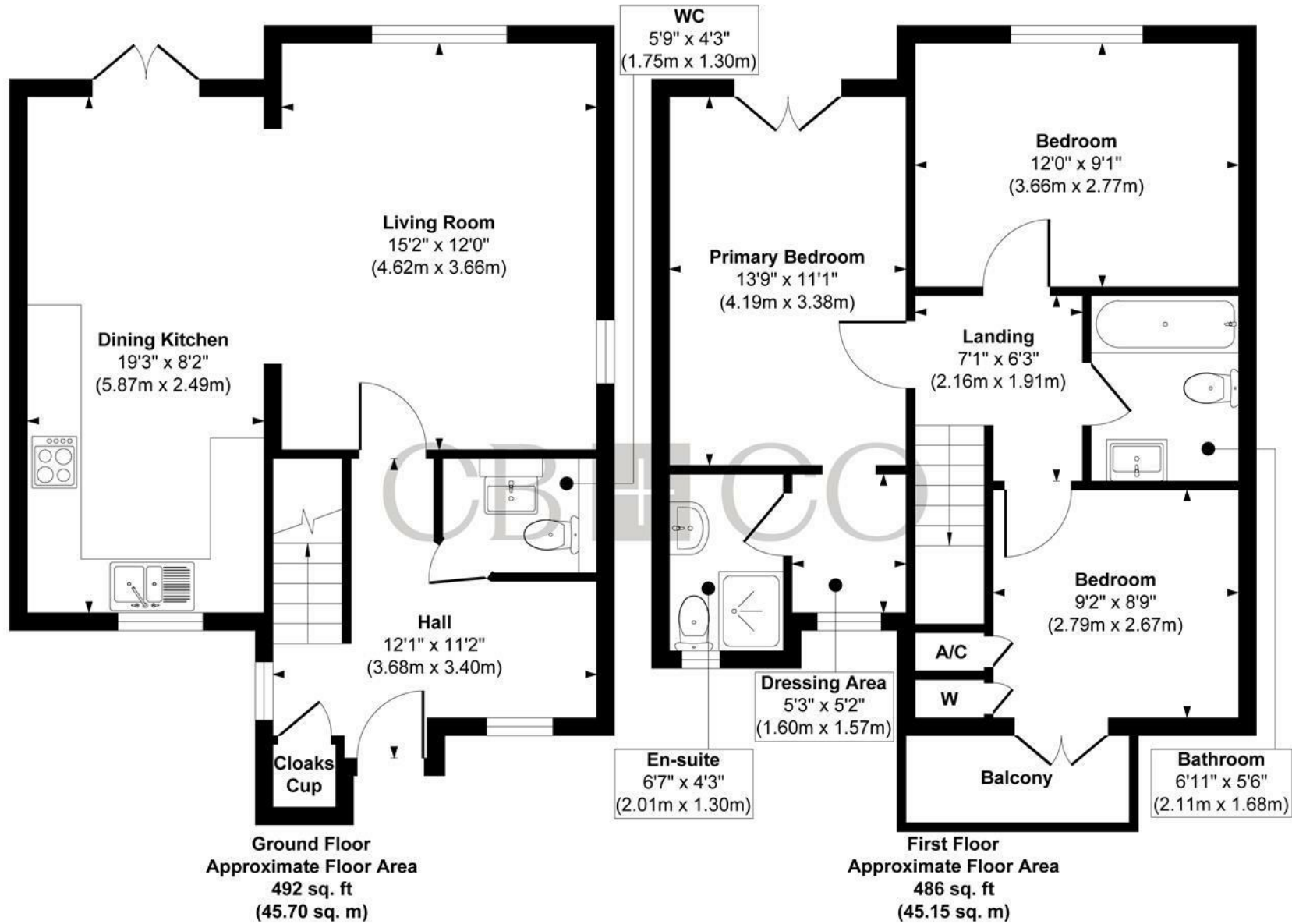








Mickleover Manor, Mickleover, Derby



Approx. Gross Internal Floor Area 978 sq. ft / 90.85 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

978.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

D

- Spacious Three Double Bedroom Mews House
- Premier Location - Set within Communal Landscaped Grounds of around 4 Acres
- Stylish Presentation & Comprehensively Upgraded
- Entrance Hallway, Contemporary WC & Spacious Living Room
- Open Plan Contemporary Dining Kitchen with French Doors to Rear Garden
- Three Double Bedrooms & Contemporary Bathroom
- Spacious Primary Bedroom with Dressing Area & En-Suite Shower Room
- Delightful Private Landscaped Garden & Two Parking Spaces
- Set within Communal Landscaped Grounds of around 4 Acres
- Highly Convenient Location just a Short Walk away from Mickleover Village

DARLEY ABBEY MILLS

THE MILLS

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

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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