



**STARFLOWER WAY, MICKLEOVER, DERBY**

**PRICE £420,000**

**4 BEDROOM | 2 BATHROOM | 2 RECEPTION**



## WELCOME TO STARFLOWER WAY

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IMMACULATE HOME WITH BEAUTIFUL GARDEN -A beautifully presented four-bedroom detached home, occupying a delightful position within the highly sought-after Hackwood Grange development on the edge of Mickleover, close to open countryside. Built by Miller Homes in 2022, this truly immaculate property benefits from the remainder of its NHBC warranty

The property features: entrance hallway, cloakroom/wc, lounge with a bay window, study, utility room, and a superb contemporary open-plan dining kitchen featuring integrated appliances and French doors opening onto the landscaped rear garden. To the first floor, the landing provides access to four well-proportioned bedrooms and a stylish family bathroom. The primary bedroom further benefits from fitted wardrobes and a contemporary en-suite shower room.

Outside, a driveway to the side provides off-road parking for approximately three vehicles and leads to a detached single garage. A particular highlight of the property is the beautifully landscaped rear garden, featuring a porcelain-paved patio, a shaped lawn and well-stocked planted borders. The garden is notably larger than those found with many comparable properties within the development, providing an excellent outdoor space for relaxing and entertaining.

## THE DETAIL

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Situated on the highly sought-after Hackwood Grange development, this truly immaculate four-bedroom detached family home has been beautifully presented throughout and offers spacious, versatile accommodation finished to an excellent standard.

The property benefits from uPVC double glazing and gas central heating throughout and the property is entered through a composite panelled entrance door into the hallway. The hallway provides access to the lounge, study, dining kitchen and downstairs wc. The hallway also has a staircase leading to the first floor landing.

The generous bay-fronted lounge offers a light and spacious reception space, a separate study ideal for home working, and an impressive open-plan kitchen and dining area fitted with a comprehensive range of high-quality units, integrated appliances and ample space for entertaining. A separate utility room and a convenient ground floor cloakroom further enhance the practicality of this superb home.

The first floor offers four well-proportioned bedrooms, including a spacious primary bedroom suite complete with fitted wardrobes and a stylish en-suite shower room. Two further double bedrooms also benefit from fitted wardrobes, while the fourth bedroom provides flexible accommodation for a growing family, nursery or additional home office. Completing the first floor is a beautifully appointed four-piece family bathroom featuring contemporary fixtures and fittings.

Externally, the home enjoys attractive kerb appeal with a neatly maintained front lawn, a generous driveway providing ample off-road parking, and access to a detached brick-built garage. To the rear, the beautifully landscaped garden offers a wonderful outdoor retreat, featuring a spacious and beautifully finished porcelain paved patio ideal for alfresco dining, a shaped lawn, and well-stocked flower and shrub borders, creating a private and colourful setting to enjoy throughout the year.

Combining generous living space, high-quality finishes and an enviable location, this outstanding home presents an ideal opportunity for families seeking a property ready to move straight into.

CB+CO





### The Location

Hackwood Grange is a sought after modern development located on the edge of Mickleover. This is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists. Local shops include a large Tesco supermarket and a Marks & Spencers convenience store and petrol station. There are also several public houses within the centre of Mickleover Village and a recent addition is the Binary Bar and Restaurant. The property is also situated close to open Countryside and the local villages of Kirk Langley and Mackworth Village.

The property also offers good transport links to the A38 and A50 trunk roads and in turn to the M1 motorway and East Midlands International Airport. The A52 is also just a few minutes away providing easy access to Ashbourne and Peak District.

There are also local employment opportunities within easy access including Royal Derby hospital, Toyota, Rolls-Royce and Derby University.

### 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.





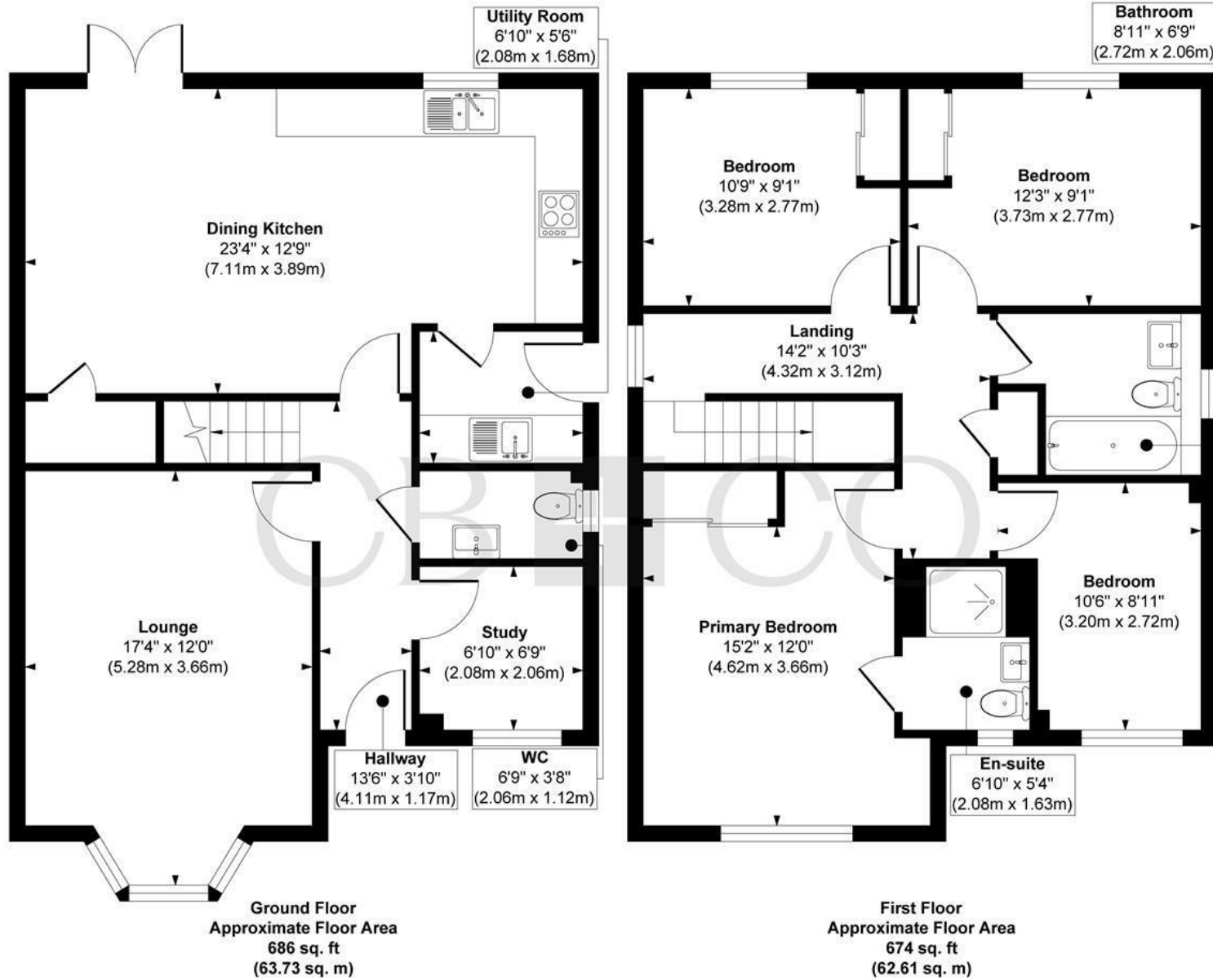








# Starflower Way, Hackwood Grange, Mickleover, Derby



**Approx. Gross Internal Floor Area 1360 sq. ft / 126.34 sq. m**

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

Produced by Elements Property

## THE PARTICULARS

APPROX

1360.00 sq ft

EPC RATING

B

COUNCIL TAX BAND

E

- Immaculate Four Bedroom Detached Family Home
- Generous Plot - Beautifully Landscaped Rear Garden
- Built by Miller Homes in 2022 - NHBC Guarantee Remaining
- Entrance Hallway, WC, Study & Lounge with Bay Window
- Spacious Open Plan Dining Kitchen & Separate Utility Room
- Four Bedrooms & Contemporary Bathroom
- Spacious Primary Bedroom with En-Suite Shower Room
- Front Garden, Generous Driveway & Detached Single Garage
- Easy Access to Mickleover's First Class Range of Local Shops & Amenities
- Edge of Mickleover - Close to Open Countryside

## DARLEY ABBEY MILLS

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### THE MILLS

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

01332 411050  
CURRANBIRDS.CO

## MICKLEOVER

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### THE STUDIO

2 Station Rd  
Mickleover  
Derby,  
DE3 9GH

01332 531020  
CURRANBIRDS.CO

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