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Starflower Way, Hackwood Grange  
Mickleover, Derby  
£325,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**SUPERB POSITION WITH VIEWS OVER GREEN** - A beautifully presented three bedroom semi-detached property, occupying this delightful location in the highly sought after Hackwood Grange development on the edge of Mickleover, close to open countryside.

Built by Redrow Homes in 2022 to their popular 'Ludlow' Design which is part of their period style Heritage Collection. The property is finished in a traditional, Arts and Crafts inspired style the property offers attractive character features externally with a beautifully appointed contemporary interior with a quality specification throughout.

This superb modern home features: entrance hallway, cloakroom wc, lounge, utility and a most spacious contemporary dining kitchen with integrated appliances and french doors opening out onto the landscaped rear garden. The first floor landing leads to three bedrooms and contemporary bathroom. The primary bedroom also has the benefit of built in wardrobes and a contemporary en-suite shower room. The third bedroom also benefits from fitted wardrobes.

Outside there is a driveway to the side with space for two cars. There is a delightful south west facing landscaped enclosed garden with patio, generous lawn and timber framed shed.





## The Detail

The property is accessed via a composite double-glazed front door, which opens into a welcoming hallway with wood-effect Karndean flooring, a staircase leading to the first floor, and useful under-stairs storage. A downstairs cloakroom is fitted with a contemporary two-piece suite. The stylish lounge is positioned at the front of the property and benefits from a double-glazed window and a TV point and is a light and bright space.

To the rear, there is a beautifully presented open-plan dining kitchen, ideal for modern family living. The kitchen is fitted with a range of white high-gloss units and integrated AEG appliances, including an electric oven, combination oven/microwave, gas hob, dishwasher, and fridge freezer. These are complemented by work surfaces and recessed LED lighting. The dining area features double-glazed French doors with side panels, opening onto the rear garden, while a useful utility cupboard provides space for laundry appliances.

The first floor comprises three well-proportioned bedrooms, with the principal bedroom benefiting from two fitted wardrobes, one with mirrored doors and a contemporary en-suite shower room. The remaining bedrooms are served by a modern family bathroom, fitted with a white three-piece suite and contemporary tiling.



Externally, the property enjoys a pleasant position overlooking an open green space to the front, providing an attractive outlook. A single-width driveway to the side of the property offers off-road parking for two vehicles. The enclosed rear garden is attractively landscaped, featuring an extensive patio seating areas, a lawn, a timber-framed shed and benefits from being south west facing.





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## 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.

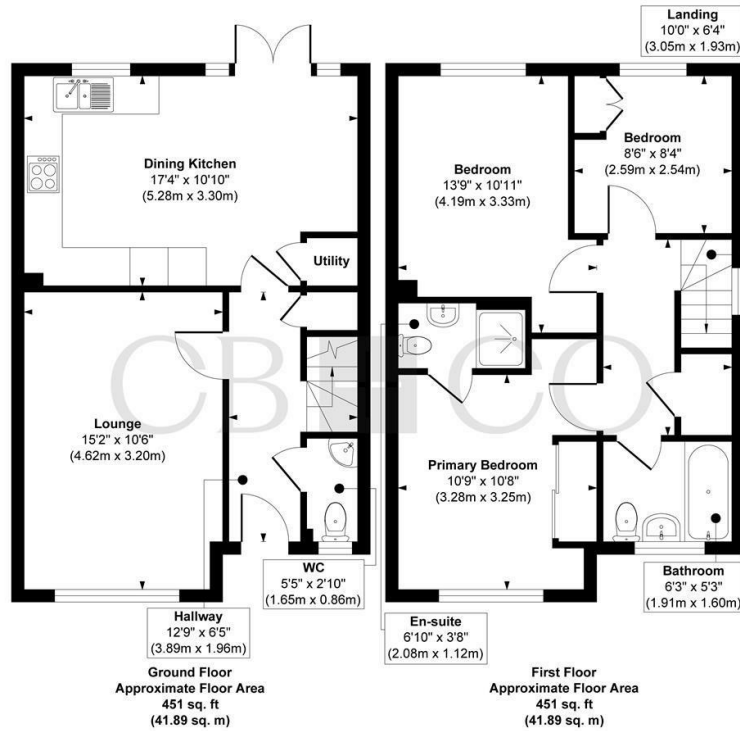
There are also local employment opportunities within easy access including Royal Derby hospital, Toyota, Rolls-Royce and Derby University.







**Starflower Way, Hackwood Grange, Mickleover, Derby**



**Approx. Gross Internal Floor Area 902 sq. ft / 83.78 sq. m**

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

Produced by Elements Property

## The Particulars

- Stylish Redrow Built Three Bedroom Semi Detached Home
- Delightful Position with Outlook over a Green
- Redrow Heritage Collection - Built 2022 - NHBC Guarantee Remaining
- Entrance Hallway, Cloaks WC & Lounge
- Superb Dining Kitchen with French Doors to Rear Garden & Utility
- Three Bedrooms & Contemporary Bathroom
- Primary Bedroom with Contemporary En-Suite Shower Room
- Driveway for Two Cars & Delightful South West Facing Enclosed Rear Garden
- Close to Mickleover's First Class Range of Local Shops & Amenities
- Close to Open Countryside

### Size

Approx 947.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

C

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*Let's Talk*

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