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Staines Close
Mickleover, Derby
Offers in excess of: £300,000

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



SUPERB EXTENDED HOME - A beautifully presented, extended four bedroom, chalet style semi-detached home, that has undergone a comprehensive scheme of improvement and been appointed with stylish fittings and upgrades throughout. This property offers excellent ground floor living space and features a most spacious open plan dining kitchen with dining island and french doors leading onto the rear garden. The property would be ideally suited to young professionals or family and occupies this delightful position on Ladybank Road and is well positioned for access to the Royal Derby Hospital and Mickleover's first class range of local amenities.

The property has been upgraded and finished to a quality standard throughout. The accommodation features: entrance hallway, lounge with bay window, utility room, spacious open plan dining kitchen and ground floor bedroom and a contemporary shower room. The first floor landing leads to three bedrooms and a contemporary bathroom.

Outside, the property stands set back from the road with a front garden with block paved driveway. There is a useful store with electric roll-up door. There is an enclosed garden to the rear with granite paved patio, generous lawn and a timber framed shed with covered seating area.





The Detail

Entrance through composite panelled entrance door with glazed inset panels, opening into a welcoming hallway filled with natural light. Oak effect flooring runs throughout much of the ground floor, complemented by contemporary engineered oak doors, understairs storage and built-in cloaks area with wood panelling, shelving, coat hooks and seating. The hallway provides access to the lounge, utility room and the open plan dining kitchen.

The stylish lounge offers a calming retreat with its feature panelled wall, TV point and an attractive bay window. A true feature of this property is superb extended open plan dining kitchen. The kitchen is fitted with stylish grey cabinetry with copper handles, quartz worksurfaces, an undermounted composite sink and a range of integrated appliances including dishwasher, low-level freezer and microwave and a Belling dual-fuel range cooker with five-ring hob. The central island, finished in a deep blue tone with matching quartz worksurface and integrated fridge, offers a generous space for informal dining and food preparation. LED downlighters, tall column radiators and a feature brick wall enhance the contemporary feel, while UPVC French doors and a rear window provide garden views.

There is access off the kitchen area to a well proportioned ground floor bedroom with wood-effect feature wall with LED lighting and fitted wardrobes with mirrored sliding doors. This room is served by a contemporary fully tiled shower room with concealed cistern WC, electric shower, ceramic basin and heated towel rail.

The first floor landing leads to three well-proportioned bedrooms, each with engineered oak doors and either fitted wardrobes or dedicated storage areas. The modern family bathroom includes an L-shaped bath with electric shower, a vanity unit with basin, chrome towel rail, tiled splashbacks, LED downlighters and a rear-facing window.

Outside, the property stands set back from the road with a front garden with block paved driveway. There is a useful store with electric remote control roll-up door. There is a generous enclosed garden to the rear with granite paved patio with step leading up to a raised level lawn and a timber framed shed with covered timber decked seating area.







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The Location

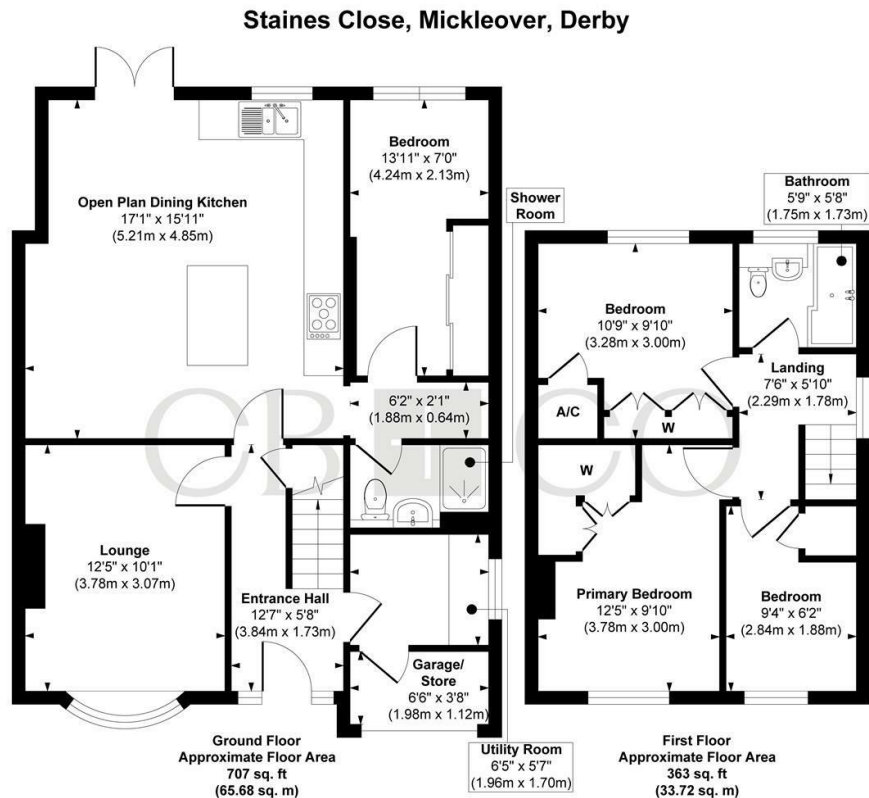
Staines Close is ideally situated within the sought-after Mickleover area, offering close proximity to essential local amenities including shops, cafes, and pubs. The property is within the catchment area for John Port School and is just a short drive to the Royal Derby Hospital, making it a prime location for both families and professionals.

The property also benefits from easy access to Mickleover Golf Club and other recreational facilities, as well as excellent transport links to Derby city centre and surrounding areas. With a range of local parks, schools, and transport routes nearby, this location is ideal for those seeking convenience and connectivity.









Approx. Gross Internal Floor Area 1070 sq. ft / 99.40 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



The Particulars

- Superb Extended Chalet-Style Semi-Detached Home
- Beautifully Presented & Stylish Contemporary Fittings
- Spacious Ground Floor Layout - Versatile Living Accommodation
- Entrance Hallway, Lounge, Utility Room & Ground Floor Shower Room
- Superb Extended Open Plan Dining Kitchen with Dining Island
- Four Bedrooms & Contemporary Bathroom
- End of Cul-de-Sac Location - Driveway & Store with Electric Roll Up Door
- Beautiful Landscaped Garden with Covered Seating Area & Shed
- Close to Mickleover's First Class Local Amenities & Shops
- Close to Local Primary School & John Port School Catchment Area

Size

Approx 1070.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

B

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Let's *Talk*

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