



WEST DRIVE, MICKLEOVER, DERBY

PRICE £240,000

3 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO WEST DRIVE

MODERNISED, EXTENDED PROPERTY, IDEAL FIRST TIME BUY - Offering well-presented accommodation throughout, this extended three-bedroom semi-detached home provides an excellent opportunity for first-time buyers, young families or those looking for a property ready to move straight into.

The standout feature is the refitted kitchen diner, which opens into the extended dining area overlooking the rear garden, creating a practical and sociable space for everyday living and entertaining. A bright lounge with a feature bay window, downstairs WC and useful storage add to the well-planned layout, while upstairs there are two generous double bedrooms, a well-proportioned third bedroom and a modern shower room.

Outside, the enclosed rear garden offers lawned areas, established planting, a vegetable patch, summer house, garage and garden shed, providing plenty of space to enjoy. Offered for sale with no onward chain, this is a fantastic home in a popular residential area of Mickleover, close to local amenities, schools and green spaces.

THE DETAIL

The Detail

The entrance hallway is finished with attractive grey wood-grain laminate flooring, which continues through into the kitchen diner to create a cohesive feel across the ground floor. The hallway also provides access to a useful meter cupboard together with a conveniently positioned downstairs WC fitted with a wash hand basin and WC.

Located to the front elevation, the lounge is a comfortable reception room featuring a bay window which allows plenty of natural light to fill the space, creating an ideal setting for relaxing or entertaining.

A particular highlight of the home is the refitted kitchen diner, fitted with a modern range of units complemented by practical work surfaces and ample cupboard and drawer storage. Integrated Bosch appliances include an oven and grill, together with a four-ring gas hob and cooker hood, whilst plumbing is available for a washing machine. A useful understairs storage cupboard provides valuable everyday storage. Opening from the kitchen, the extended dining area enjoys a pleasant outlook over the rear garden, creating a versatile space for family meals, entertaining and day-to-day living.

The first-floor landing incorporates an airing cupboard housing the recently installed Worcester Bosch combination boiler. The principal bedroom benefits from a built-in wardrobe. The second bedroom is a generous double, while the third bedroom includes fitted wardrobe storage, providing useful built-in storage. The third bedroom also offers a versatile space, ideal as a child's bedroom, nursery, home office or guest room. The

CB+CO





shower room is fitted with a shower cubicle incorporating an electric shower, together with a wash hand basin and WC.

Outside, the rear garden has been thoughtfully arranged with lawned areas, established planting beds and a vegetable patch, providing an enjoyable outdoor space for keen gardeners and families alike. A summer house, garden shed and garage offer excellent additional storage and flexibility, while the driveway to the front provides convenient off-road parking.

Situated within a popular residential area of Mickleover, the property is just a short walk from Mickleover Village, where a variety of shops, cafés, restaurants and everyday amenities are available. Vicarage Park provides excellent green space for leisure and recreation, while several well-regarded primary schools are within easy walking distance.

CB+CO

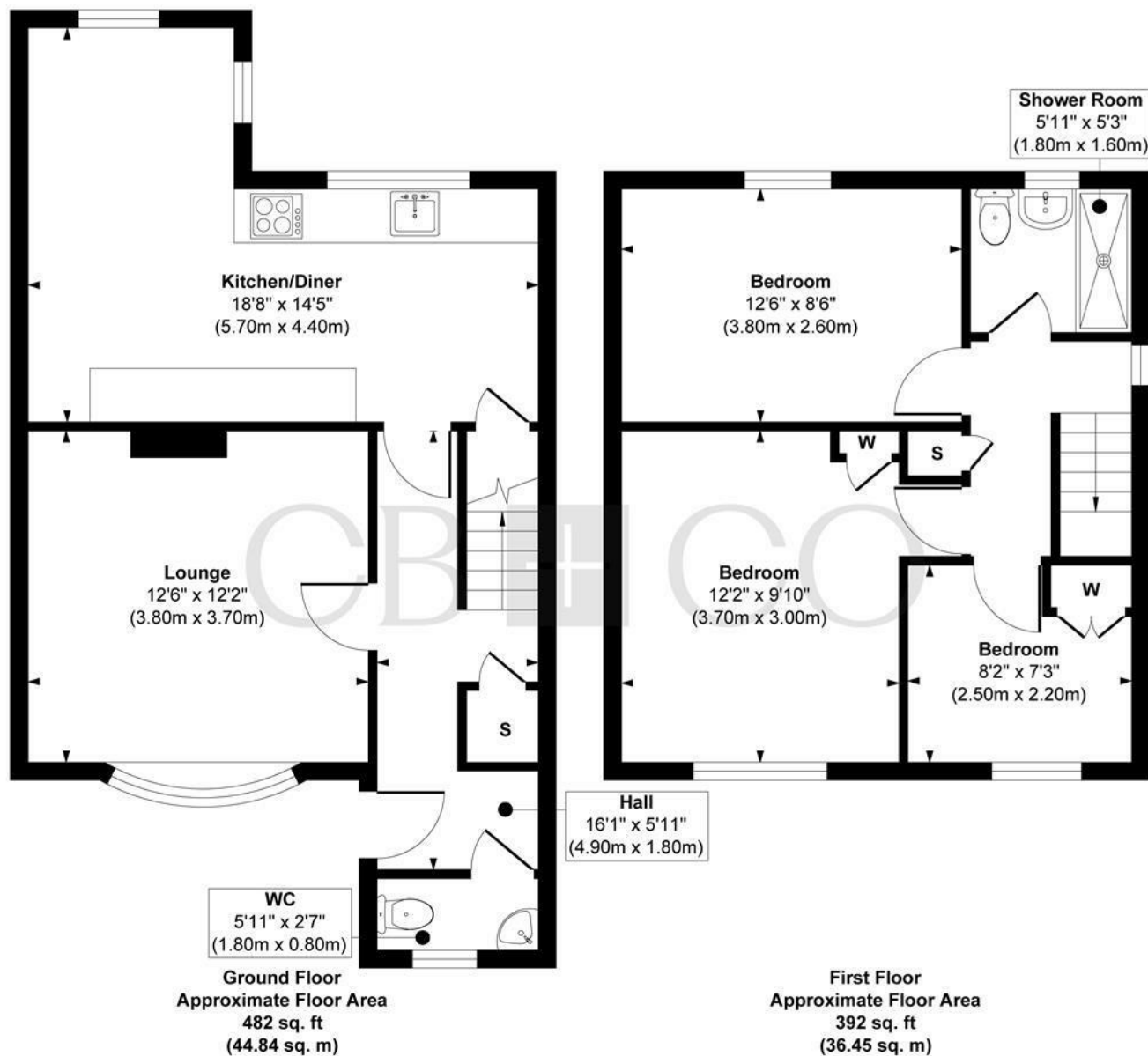








West Drive



Approx. Gross Internal Floor Area 874 sq. ft / 81.29 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

874.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

B

- Extended Three Bedroom Semi-Detached Property
- Offered For Sale With No Onward Chain
- Ideal Purchase For First-Time Buyers Or Young Families
- Modernised, Well Presented Throughout And Ready To Move Into
- Refitted Kitchen Diner With Integrated Appliances
- Extended Dining Area Overlooking The Rear Garden
- Bright Front Lounge With Attractive Bay Window
- Convenient Downstairs WC And Useful Understairs Storage
- Enclosed Rear Garden With Lawn, Vegetable Patch And Planting Beds
- Tarmac Driveway, Garage, Summer House And Garden Shed

DARLEY ABBEY MILLS

THE MILLS

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

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2026 All rights Reserved

CURRAN BIRDS + CO