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Hartington Way
Mickleover, Derby
£340,000



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



PREMIER LOCATION - STUNNING MATURE REAR GARDEN - A most attractive semi-detached home of style and character with a most generous beautiful mature garden plot, occupying this much sought after position off Burlington Way, just a short walk away from the Mickleover village centre and its excellent range of amenities.

This property has been beautifully maintained throughout and has been decorated to a tasteful neutral theme. The property also benefits from a recently installed Ideal combination boiler with 10 year guarantee from March 2026. In brief the accommodation comprises: spacious entrance hallway, dining room, lounge sliding patio doors giving access to the rear garden and well appointed dining kitchen. The first floor landing gives access to the spacious primary bedroom, double bedroom two, single bedroom three and a contemporary bathroom.

Outside, the property stands set back from the road with a block paved driveway and front garden area, driveway and single detached garage. A true feature of this home is the stunning mature rear garden with a most generous plot and beautifully maintained landscaped rear garden.





The Detail

Entered via a uPVC front door with an obscure glazed window, the welcoming hallway features attractive Karndean flooring and stairs rising to the first floor, with doors leading to the principal living areas.

The lounge is a bright and comfortable space, benefitting from uPVC patio doors that open directly onto the rear garden, creating an ideal setting for both relaxing and entertaining. A feature fireplace adds a focal point to the room. The dining room enjoys a pleasant front aspect through a uPVC window and provides a versatile space, perfect for formal dining or everyday family use.

The kitchen is well-appointed with a range of matching wall and base units complemented by rolled-edge work surfaces and a sink with drainer. There is an integrated oven and hob, tiled splashbacks and ample space for additional appliances. A rear-facing uPVC window and side door offer both natural light and convenient external access.

Upstairs, the landing includes a useful built-in storage cupboard housing the combination boiler, a side-facing window, and access to the loft, which is partially boarded and fitted with a ladder for additional storage. The primary bedroom is a generously sized double room overlooking the rear garden and benefits from fitted wardrobes, offering excellent storage. The second bedroom is another well-proportioned room with a front-facing aspect, while the third bedroom, also overlooking the rear, would make an ideal child's room, home office or study. The bathroom is fitted with a clean, modern white suite comprising a panelled bath with shower over and glass screen, a pedestal wash hand basin and a low-level WC. Complementary wall tiling and an obscure glazed window complete the space.



Externally, the property boasts a block-paved driveway to the front, providing ample off-road parking for multiple vehicles, alongside a neatly maintained lawn. To the rear, the garden is a true feature of the home, having been beautifully landscaped with mature planting, offering a private and highly attractive outdoor space.





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The Location

Nestled in the heart of Mickleover, Derby, this property enjoys proximity to a wealth of local amenities, making it an ideal place to call home. Just a stone's throw away, residents can find all their daily essentials at the Mickleover Shopping Precinct, including a Tesco Supermarket, Boots Pharmacy and Sainsbury's Local.

For those craving a caffeine fix or a delicious meal out, Mickleover offers an array of options. From 'The Binary', renowned for its welcoming ambiance, to the 'Hole in The Wall' with its extensive array of craft beers, you'll always find yourself close by.

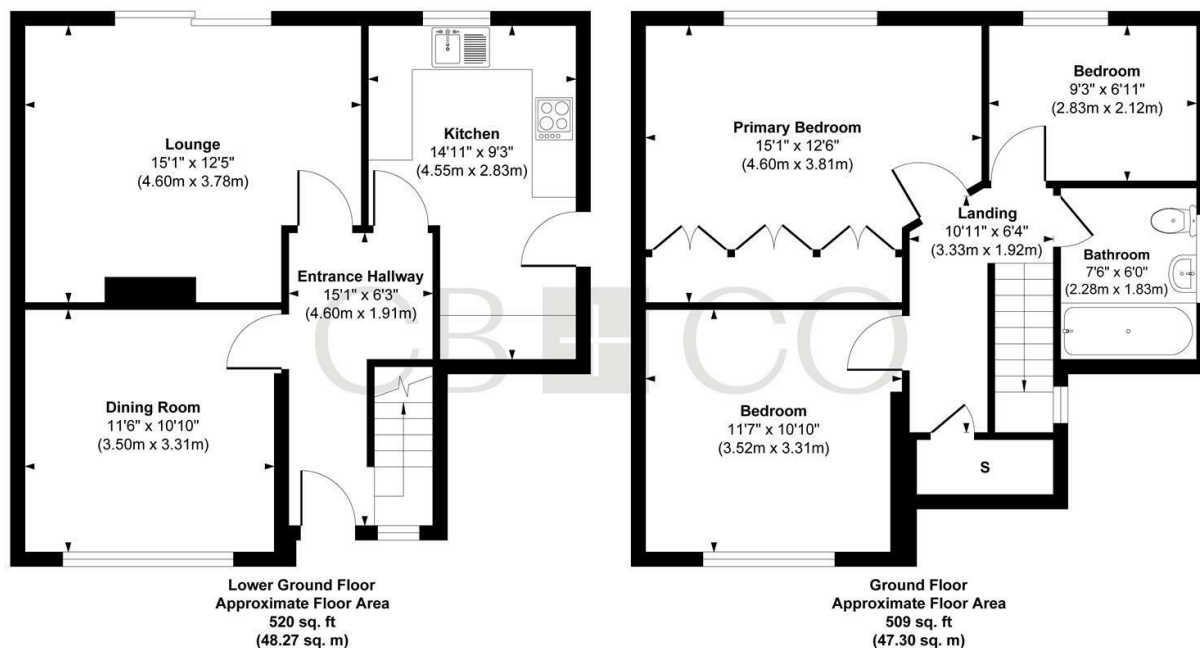
With excellent transport links, including nearby access to the A516 and A38, residents can effortlessly explore the wider Derby area or commute to neighbouring cities. Whether you're running errands, enjoying a leisurely day out, or simply unwinding in the comfort of your home, Mickleover provides the perfect backdrop for a vibrant and convenient lifestyle.







Hartington Way, Mickleover, Derby



Approx. Gross Internal Floor Area 1029 sq. ft / 95.57 sq. m

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

Produced by Elements Property

The Particulars

- Most Attractive Three Bedroom Semi-Detached Home
- Premier Location - Off Burlington Way
- Beautifully Maintained & Tasteful Neutral Presentation
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Dining Room & Lounge with Patio Doors
- Superb Well Appointed Dining Kitchen
- Three Bedrooms & Contemporary Bathroom
- Generous Mature Gardens, Driveway & Single Detached Garage
- Short Walk to Mickleover's First Class Range of Local Amenities
- No Chain Involved

Size

Approx 1029.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C

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Let's *Talk*

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