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Trent Way
Mickleover, Derby
Offers in excess of: £350,000



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



SUPERB POSITION WITH OUTLOOK OVER GREEN - A stylish four double bedroom, three-storey family home, occupying a delightful corner plot with a driveway and garage to the rear. Built by Barratt Homes in 2019 and located within the popular Four Acres development on the edge of Mickleover, the property enjoys convenient access to local amenities, well-regarded schools and excellent transport links, making it ideal for a growing family.

This superb modern home has been recently redecorated in a tasteful neutral palette and benefits from contemporary fittings throughout. The accommodation comprises an entrance hallway, living room, dining kitchen and a downstairs WC. To the first floor, the landing provides access to two double bedrooms and a family bathroom, including the primary bedroom which benefits from an en-suite shower room. The second floor landing leads to two further double bedrooms, both served by a Jack and Jill en-suite shower room.

Externally, the property sits on a corner plot with a driveway to the rear leading to a single detached brick-built garage. The enclosed rear garden features a paved patio area and lawn.





The Detail

Upon entering this impressive three-storey detached home, you are welcomed by a spacious entrance hallway with a staircase rising to the first floor. The hallway provides access to the downstairs WC, living room and dining kitchen.

The stylish living room features an oak-effect vertical slat acoustic panel and benefits from two windows to the front and one to the side, enjoying views towards the open green.

The generous dining kitchen, fitted with high-gloss cream units and integrated appliances, provides an ideal space for family meals and entertaining. French doors open onto the landscaped rear garden, creating a seamless indoor-outdoor living experience.

Upstairs, the first floor accommodates the principal bedroom, which enjoys dual-aspect windows and a contemporary en-suite shower room. There is also a further double bedroom, again benefiting from dual-aspect windows. The main bathroom is fitted with a classic white three-piece suite with tiled splashback areas.

The second floor offers two additional double bedrooms, both with Velux windows providing ample natural light, along with a Jack and Jill en-suite shower room.

The property occupies a corner plot with a feature buxus hedge boundary to the front and a pathway leading to the front door. To the rear there is a single-width tarmac driveway providing access to a detached single garage and an enclosed rear garden.







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The Location

Mickleover Shopping Precinct provides everything you need, from everyday essentials at Tesco Supermarket, Boots Pharmacy, and Sainsbury's Local to premium grocery options at M&S Food.

When it comes to dining, The Binary offers a relaxed setting, while Hole in The Wall is a favourite for craft beer enthusiasts. For a leisurely coffee, Java Coffee shop offers expertly brewed drinks in inviting spaces, perfect for catching up with friends.

Beyond its excellent amenities, Mickleover Manor is close to Mickleover Golf Course and Exertion Gym, catering to both golfers and fitness lovers. Families will appreciate having highly regarded independent schools nearby, including Derby Grammar School and Derby High School, offering excellent educational opportunities.

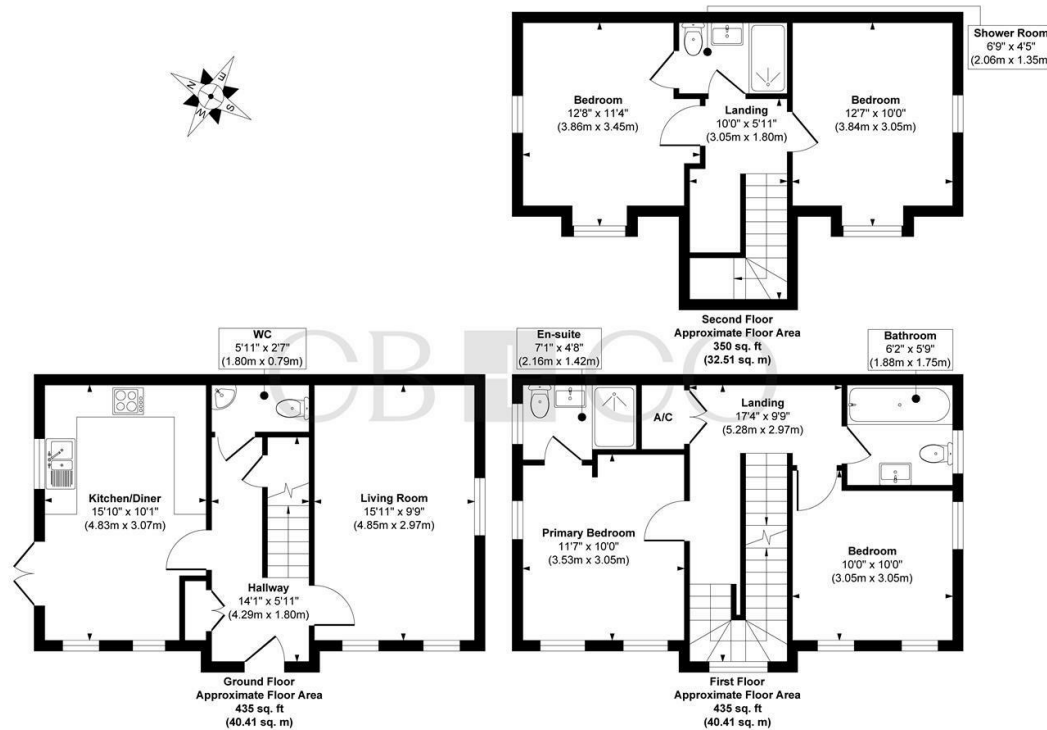
With seamless transport links via the A516 and A38, accessing Derby city centre and beyond is effortless. Whether enjoying the privacy of this exclusive development or exploring the vibrant local scene.







Trent Way, Mickleover, Derby



Approx. Gross Internal Floor Area 1220 sq. ft / 113.33 sq. m

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

Produced by Elements Property

The Particulars

- Three-Storey Four Double Bedroom Detached Family Home
- Built by Barratt Homes in 2019 - NHBC Guarantee Remaining
- Situated within the popular Four Acres Development on the edge of Mickleover
- Recently Re-Decorated to a Tasteful Neutral Theme
- Entrance Hallway, WC & Stylish Lounge
- Superb Contemporary Dining Kitchen with Access to Rear Garden
- Four Double Bedrooms, Two En-Suites & Bathroom
- Generous Driveway, Detached Single Garage & Enclosed Rear Garden
- John Port School Catchment Area
- Close to Open Countryside & First Class Local Shops and Amenities

Size

Approx 1220.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

E

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Let's *Talk*

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