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Fennel Avenue, Hackwood Grange
Mickleover, Derby
£425,000



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



STYLISH EXTENDED REDROW BUILT HOME WITH ANNEXE - A beautifully presented four/five bedroom detached property with superb landscaped courtyard garden with artificial grass and access to the extended annexe garage conversion. The property occupies 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 2019 to their beautiful 'Stratford' 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, stylish living room, utility, spacious contemporary dining kitchen with integrated appliances and french doors opening out onto the landscaped rear garden. The first floor landing leads to four well proportioned bedrooms and contemporary bathroom. The primary bedroom also has the benefits of a contemporary en-suite shower room.

Outside there is a driveway to the front and side with space for three to four cars. There is a delightful landscaped enclosed garden with paved patio, artificial lawn and two sheds.





The Detail

This beautifully presented and thoughtfully improved family home occupies a professionally landscaped plot within a highly sought-after residential location, offering stylish and contemporary accommodation throughout.

The welcoming entrance hallway features woodgrain-effect flooring, useful understairs storage, and a staircase rising to the first floor. A modern guest cloakroom is fitted with a contemporary white two piece suite.

There is an attractive living room with bay window at the front of property that enjoys a double-glazed bay window together with television and media connection points, creating an ideal space for relaxation.

A particular feature of the property is the impressive open-plan dining kitchen, beautifully appointed with an extensive range of shaker-style soft-close wall, base and drawer units, feature larder storage, contrasting work surfaces, and complementary tiled splashbacks. Integrated appliances include a four-burner gas hob, double oven and grill, fridge, freezer and dishwasher. French doors and matching windows provide an abundance of natural light and direct access onto the landscaped south-facing rear courtyard garden.

In addition, there is side door access to an extended garage conversion. This provides a versatile space ideal for an annexe with living area and kitchen/utility area. The kitchen/utility area comes with fitted units, sink, integrated wine cooler and plumbing for laundry appliances. The living area offers doorway access to the garden.

To the first floor, the primary bedroom benefits from a stylish en-suite shower room featuring a walk-in double shower, while three further bedrooms are served by a contemporary family bathroom.

Externally, the property provides off-road parking for up to four vehicles. The landscaped south-facing rear courtyard garden has been designed for low maintenance and outdoor entertaining, incorporating an artificial lawn, full-width patio, timber decked sun terrace, and a raised covered seating area with external power points and cold water tap.







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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.

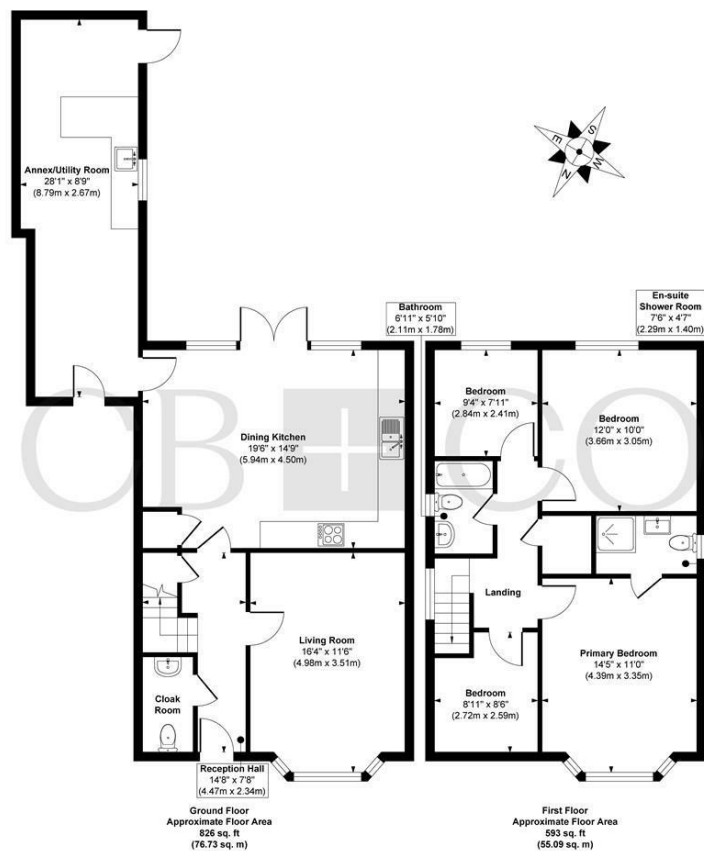
There are also local employment opportunities within easy access including Royal Derby Hospital, Toyota, Rolls-Royce and Derby University.







Fennel Avenue, Hackwood Grange, Mickleover, Derby



Approx. Gross Internal Floor Area 1419 sq. ft / 131.82 sq. m

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

Produced by Elements Property

The *Particulars*

- Extended Redrow Built Four/Five Bedroom Detached Home with Annexe
- Built in 2019 - Redrow Heritage Collection - Stratford Design
- Stylish Presentation & Quality Contemporary Fittings
- Entrance Hallway, Contemporary WC & Stylish Lounge with Bay Window
- Spacious Dining Kitchen with Quality Integrated Appliances & Utility
- Extended Annexe - Sitting Room with Kitchen/Utility Area
- Four Bedrooms & Contemporary Bathroom
- Superb South Facing Landscaped Rear Garden with Paved Patio & Artificial Lawn
- Close to Open Countryside & Easy Access to Local Shops and Amenities
- No Chain Involved

Size

Approx 1419.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

E

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Let's *Talk*

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