

TRENT WAY, MICKLEOVER, DERBY

PRICE £210,000

2 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO TRENT WAY

WELL-PRESENTED TWO-BEDROOM HOME IDEAL FOR FIRST-TIME BUYERS – Located within a modern development and just a short walk from Mickleover village, Trent Way offers a thoughtfully arranged home designed for modern living. Set well back from the road, the property benefits from a sense of privacy, along with a driveway providing convenient off-road parking and an enclosed rear garden.

The open-plan ground floor creates a sociable and adaptable space, seamlessly combining lounge, dining, and kitchen areas. Upstairs, two well-proportioned bedrooms and a contemporary shower room provide comfortable accommodation, while useful storage throughout enhances practicality, making this an appealing and well-balanced home.

THE DETAIL

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The property opens into a welcoming entrance hallway, complete with a convenient ground floor WC and space for cloaks, creating a practical and functional entrance. From here, the home flows into an open-plan lounge, kitchen, and living space, designed with both comfort and functionality in mind. A front-facing window allows natural light to fill the lounge area, while the kitchen is fitted with high-gloss wall and base units, complemented by wood grain effect flooring, a gas hob, electric oven, and designated space for appliances.

To the rear, access leads through to a useful lean-to style storage area and onward into a paved courtyard garden, enclosed by fencing for privacy. The property is well set back from the road and benefits from off-road parking to the side. Upstairs, the landing offers a sizeable airing cupboard and loft access. The principal bedroom benefits from dual aspect windows and built-in storage, while the second bedroom provides a bright front-facing aspect. A modern shower room completes the accommodation.

The Location
Situated within a modern development and just a short walk from Mickleover village, this property enjoys a setting that balances everyday convenience with a strong community feel. The village centre offers a variety of amenities, including independent cafés, well-regarded pubs, and a selection of supermarkets, making day-to-day living straightforward and enjoyable.

Well-known spots such as The Binary and Hole in the Wall add to the local character, while nearby coffee

CB+CO





shops provide relaxed places to meet and unwind. For those who enjoy time outdoors, the Great Northern cycle path is easily accessible, offering routes for walking and cycling. With local schooling and transport links close by, the area remains a practical and well-connected place to call home.

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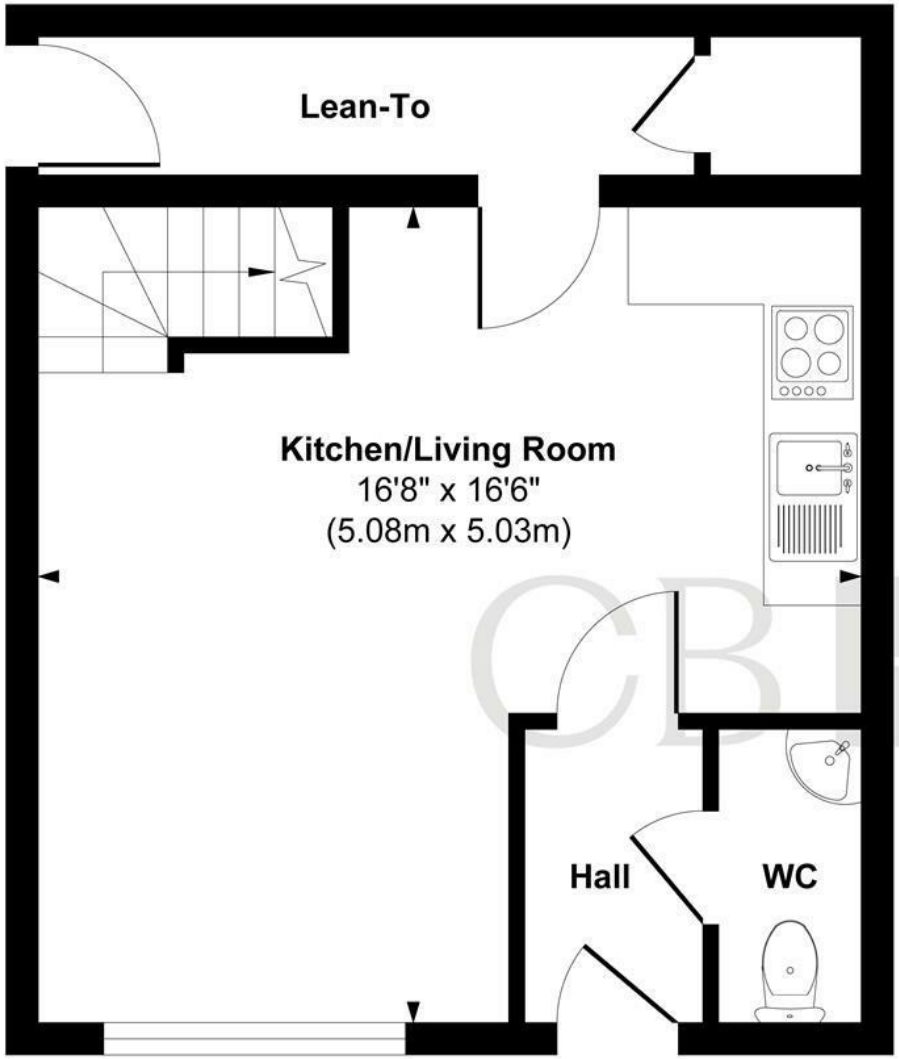


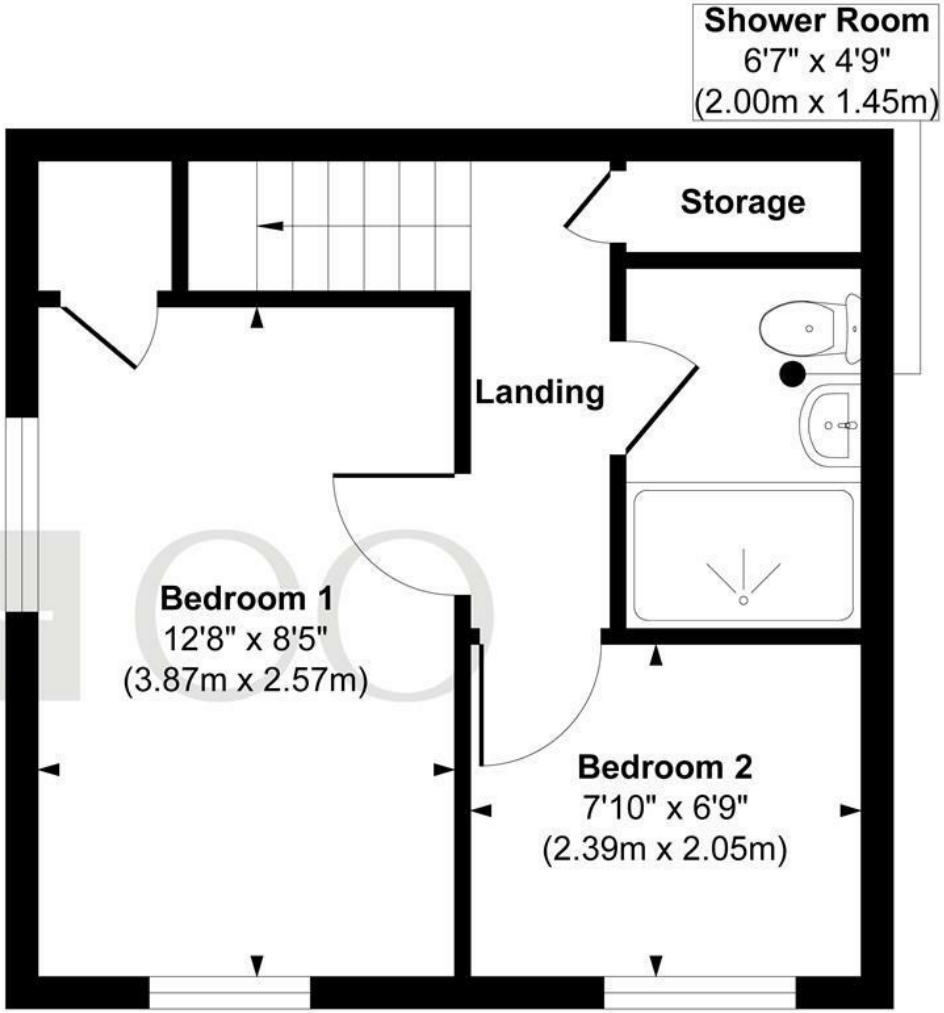






Trent Way





Ground Floor
Approximate Floor Area
275 sq. ft
(25.55 sq. m)

First Floor
Approximate Floor Area
275 sq. ft
(25.55 sq. m)

Approx. Gross Internal Floor Area 550 sq. ft / 51.10 sq. m (Excluding Lean-To)

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

Produced by Elements Property

THE PARTICULARS

APPROX

550.00 sq ft

EPC RATING

B

COUNCIL TAX BAND

B

- Modern Two Bedroom Property
- Open Plan Lounge, Kitchen, Living Space
- Modern High Gloss Kitchen, Integrated Applicanes
- Ground Floor WC Cloakroom
- Wood Grain Effect Flooring
- Spacious Principal Bedroom With Storage
- Contemporary Shower Room
- Enclosed Courtyard Style Garden
- Useful Lean To And Storage Area To Rear
- Short Walk From Great Northern Cycle Path

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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
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Derby,
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