

ARCHER DRIVE, MICKLEOVER, DERBY

PRICE £275,000

3 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO ARCHER DRIVE

WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED HOME IN A CUL-DE-SAC LOCATION – This attractive family home offers a practical layout, neutral décor and well-proportioned living spaces, making it an excellent choice for first-time buyers, couples or growing families. Situated within a cul-de-sac in the popular area of Mickleover, the property provides a comfortable setting with everyday convenience close at hand.

The ground floor features a welcoming entrance hallway, a generous lounge and a contemporary kitchen diner, creating a home that is equally suited to relaxing evenings and spending time together. The kitchen benefits from a range of integrated appliances and patio doors opening directly onto the rear garden, allowing the indoor and outdoor spaces to work naturally together.

Upstairs, there are three bedrooms, including a principal bedroom with fitted mirrored wardrobes and its own en-suite shower room. A separate family bathroom and a useful downstairs WC add further practicality. Outside, the larger-than-average rear garden is a particularly appealing feature, offering extensive patio space, a lawn and room for additional garden storage, alongside driveway parking for two vehicles.

THE DETAIL

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The property is entered through a composite front door into a welcoming hallway, where LVT flooring provides a practical finish and stairs rise to the first floor. The generously sized lounge is decorated in neutral tones, creating a bright and versatile reception room, with a useful understairs storage cupboard helping to keep the space organised.

To the rear, the kitchen diner features grey LVT flooring, white cabinetry and contrasting black worktops, complemented by a black sink. Integrated appliances include a fridge freezer, dishwasher, oven and gas hob with extractor hood. There is additional space for a dining table, making this a sociable setting for everyday meals and entertaining. Patio doors open directly onto the rear garden, providing a pleasant connection between the kitchen and outdoor space. The kitchen also leads through to a separate utility area, offering additional cupboards and space for a washing machine. A ground-floor WC completes the downstairs facilities, with matching flooring, a wash basin and toilet.

Upstairs, the principal bedroom benefits from fitted sliding mirrored wardrobes and a private en-suite shower room. The en-suite includes a large shower enclosure with a mains-fed shower, wash basin and WC, alongside tiled flooring and tiled shower surrounds. The second bedroom is also a double and features an extensive run of fitted grey wardrobes with gold handles, incorporating automatic lighting and a practical

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combination of hanging rails and drawers. The third bedroom is a single room with a particularly useful storage cupboard above the stairs.

The family bathroom is fitted with a white suite comprising a bath with an attached handheld shower, wash basin and WC. White floor tiling, textured wall tiling and a heated towel rail complete the room.

Outside, the front garden features a planted flower bed with shrubs, while the side driveway provides parking for two cars. The larger-than-average rear garden offers an extensive patio area continuing around the side of the property, a lawned section, space for a large shed and gated access to the driveway.

Situated in the popular residential area of Mickleover, the property is conveniently placed for local shops, everyday amenities, cafés and pubs within Mickleover Village. Nearby schools, green spaces and leisure facilities add to the area's appeal, while road connections provide access towards Derby city centre and the wider surrounding area.

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

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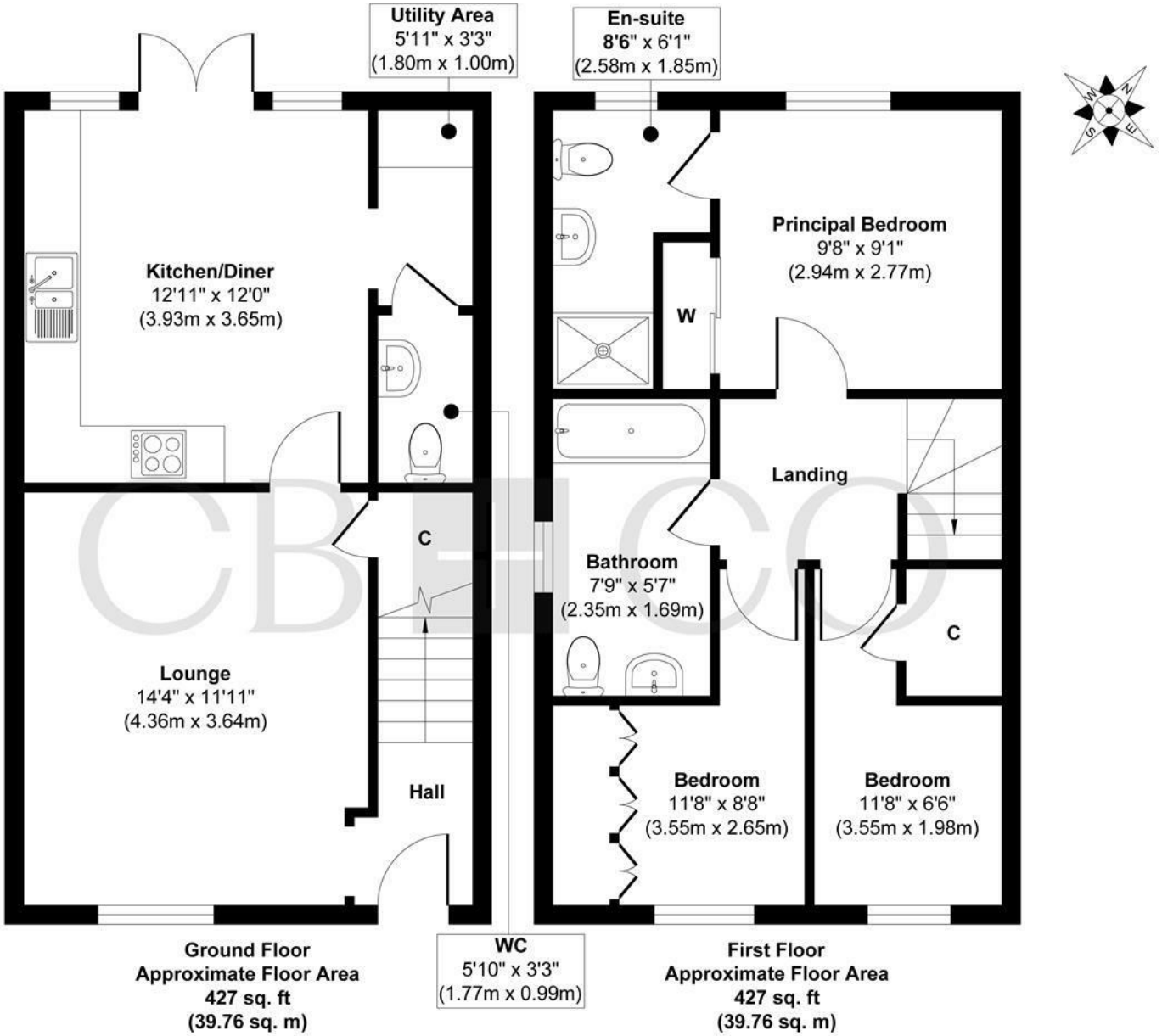








Archer Drive



Approx. Gross Internal Floor Area 854 sq. ft / 79.52 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

854.00 sq ft

EPC RATING

B

COUNCIL TAX BAND

- Three-Bedroom Semi-Detached Home In A Popular Mickleover Location
- No Upward Chain
- Generous Lounge With Understairs Storage
- Modern Kitchen Diner With Integrated Appliances
- Patio Doors Opening Onto The Rear Garden
- Principal Bedroom With Fitted Wardrobes And En-Suite
- Second Double Bedroom With Extensive Fitted Storage
- Family Bathroom With Heated Towel Rail
- Larger-Than-Average Rear Garden
- Driveway Parking For Two Cars

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
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MICKLEOVER

THE STUDIO

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