

CHESTNUT AVENUE, MICKLEOVER, DERBY

PRICE £425,000

4 BEDROOM | 1 BATHROOM | 2 RECEPTION



WELCOME TO CHESTNUT AVENUE

PREMIER LOCATION - A spacious four-bedroom detached family home, ideally situated in this popular residential location on one of Mickleover's most sought after Avenues, offering excellent access to the Royal Derby Hospital, the A38 road network and a wide range of local amenities.

Occupying a generous plot with a wide frontage, the property benefits from a double-width driveway providing ample off-road parking and an integral garage. The property also offers potential for extension (subject to planning consent)

The property features gas central heating and double glazing throughout. The well-proportioned accommodation comprises an entrance hall, dining room, dual-aspect lounge, beautifully appointed high specification dining kitchem, inner lobby and cloakroom/WC. To the first floor are four generous bedrooms a family bathroom and a separate wc. To the front, the property is set back behind a low brick wall with a lawned garden, mature shrubs and trees, while the double-width block-paved driveway leads to the garage and main entrance.

The enclosed rear garden enjoys a generous lawn, well-stocked borders, an attractive rockery, patio seating area, garden shed and access to the garage. Enclosed by timber fencing and mature hedgerows, it provides a pleasant and private outdoor space.

THE DETAIL

A welcoming entrance hall with attractive wooden flooring, understairs storage and a staircase rising to the first floor leads into the well-presented accommodation. The spacious L-shaped living room enjoys a front-facing double-glazed window, a feature fireplace with a log-burning stove, two radiators, coving, and double-glazed sliding patio doors opening onto the rear garden.

The superb dining kitchen was recently re-fitted in 2025 to a high specification and features stylish panelled units, quartz worktops with matching splashbacks, an undermounted sink with a mixer tap, and a range of quality integrated Neff appliances, including an electric oven, combination oven, induction hob with built-in extractor, dishwasher and washing machine. The kitchen is further enhanced by a contemporary tall wall-mounted radiator, recessed LED downlights, oak-effect flooring, and two double-glazed windows overlooking the rear garden. A separate dining room provides an ideal space for entertaining, while the ground floor also benefits from a guest WC and a side hall with external access.

To the first floor are four bedrooms, three of which are generous doubles. The principal bedroom benefits from fitted wardrobes and a matching dressing table, while the remaining bedrooms also feature fitted storage, with one offering excellent flexibility as a home office or study. The family bathroom is fitted with a bath and shower, vanity wash basin, heated towel rail, tiled walls and flooring, and recessed spotlights. A separate WC completes the first-floor accommodation.

Externally, the property enjoys a generous block-paved driveway providing ample off-road parking, access to the large single garage, and a side passage leading to the rear garden. The front garden is mainly laid to lawn with mature planted borders. The garage is fitted with an electric remote-controlled roller door and benefits from power and lighting. The enclosed rear garden is predominantly laid to lawn with established shrubs and mature boundaries, creating a private and attractive outdoor space.

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Location
Mickleover 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.

This property is situated just a short walk away from a parade of shops on Devonshire Drive and includes a pharmacy and post office.

Leisure facilities include Mickleover Golf Course, walks in nearby open countryside and access to the local cycle network. Excellent transport links are close by including easy access to the A38 and A50 trunk roads and the M1 motorway.

There are good schools at primary and secondary level with the property falling within the catchment area for Ravensdale Junior School and Murray Park Secondary School.

AML Verification
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.

CB+CO

















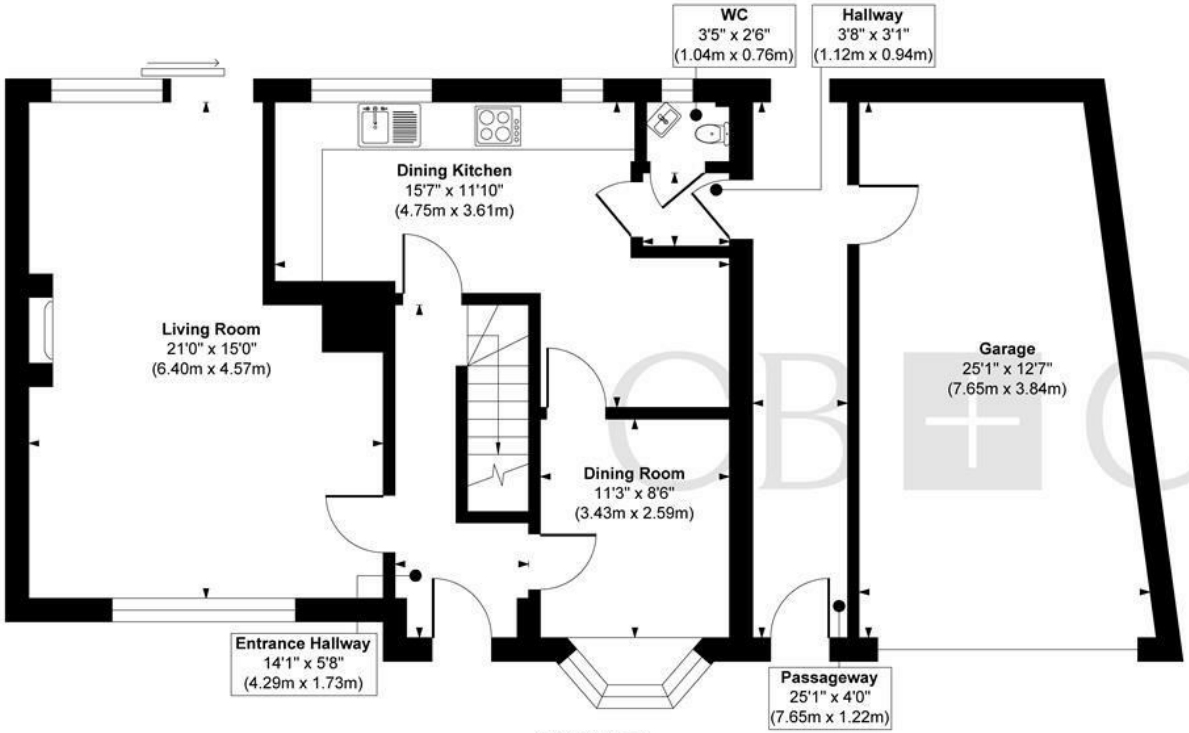




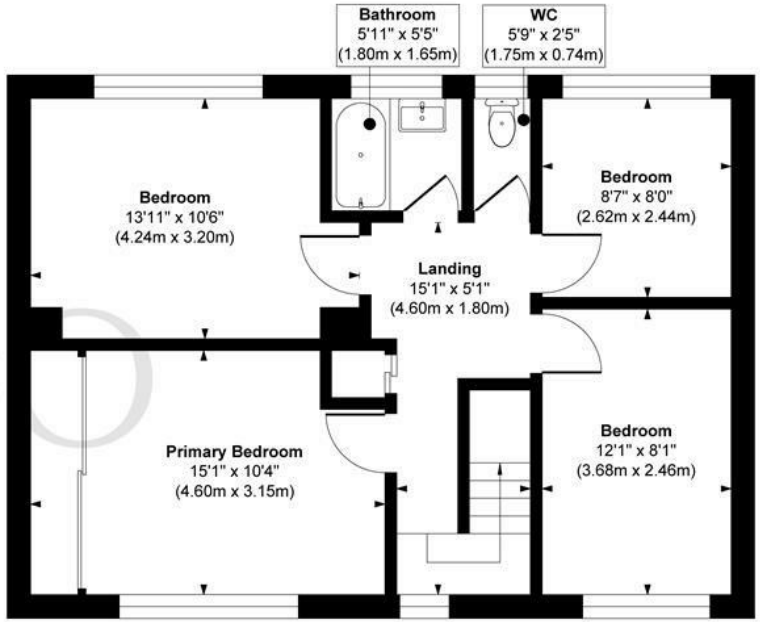




Chestnut Avenue, Mickleover, Derby



Ground Floor
Approximate Floor Area
904 sq. ft
(83.98 sq. m)



First Floor
Approximate Floor Area
623 sq. ft
(57.87 sq. m)

Approx. Gross Internal Floor Area 1527 sq. ft / 141.85 sq. m (Including Garage)

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

Produced by Elements Property

THE PARTICULARS

APPROX

1527.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

D

- Spacious Four Bedroom Detached Family Home
- Premier Location - One of Mickleover's most sought after Avenues
- Well Maintained & Tastefully Presented Throughout
- Worcester Combination Boiler & Double Glazing
- Entrance Hallway, WC, Spacious Living Room & Separate Dining Room
- Beautiful High Specification Dining Kitchen with Neff Appliances
- Four Bedrooms, Bathroom & Separate WC
- Wide Frontage, Front Garden, Driveway & Good Sized Attached Garage
- Delightful Landscaped Rear Garden
- Close to Excellent Local Shops & Amenities

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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

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