

KINGLAS DRIVE, MICKLEOVER, DERBY

PRICE £225,000

2 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO KINGLAS DRIVE

STYLISH HOME WITH OPEN PLAN LIVING - A most attractive modern two-bedroom end townhouse built by Avant Homes in 2020, offering a superb ground floor open plan layout and stylish contemporary fittings throughout and two parking spaces. The property would be ideally suited to young professionals, first time buyer or person looking to downsize. The property is set within the highly sought after Cotchett Village development on the edge of Mickleover offering easy access to Mickelover's first class range of local amenities.

This property offers a thoughtfully designed interior with impressive open plan living on the ground floor including a ground floor wc, beautifully contemporary kitchen area with open plan access to a living room with bi-folding doors giving access to the rear garden. Upstairs the first floor landing leads to two well proportioned bedrooms and a contemporary bathroom.

Externally, the property has a driveway for two cars and front lawn area and an enclosed garden to the rear with patio area and lawn.

THE DETAIL

The property is entered via a composite panelled door into the entrance hallway, opening into an impressive open-plan living, dining and kitchen space. The contemporary kitchen features a range of grey matte, handleless units, slate-effect work surfaces and matching splashback, together with integrated appliances including an electric oven, induction hob, fridge-freezer, dishwasher and washer-dryer. A window overlooks the front elevation, while recessed LED lighting and grey wood-grain effect flooring complete the space.

The living area benefits from bi-folding doors opening onto the rear garden, alongside a central heating radiator, digital thermostat and useful understairs storage. A convenient downstairs WC is fitted with a white suite, feature tiled wall and stylish chevron-effect flooring. There is an open plan staircase leading to the first floor landing.

To the first floor, the landing provides access to two bedrooms and the contemporary family bathroom. The front-facing primary bedroom enjoys two windows, while the rear bedroom overlooks the garden and benefits from built-in storage. The modern bathroom features a three-piece white suite comprising WC, wall-mounted wash basin and panelled bath with glazed shower screen, together with recessed shower controls, shaver point, full wall tiling and LED downlighting.

Externally, the property features a double-width tarmac driveway providing off-street parking for two vehicles. Side access leads to the enclosed rear garden, which features a paved patio, lawned area and fenced boundaries.

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Location
Set within the Cotchett Village development, this edge-of-Mickleover location offers the feel of a residential enclave while remaining close to a wealth of local attractions.

The nearby Mickleover villaget provides easy access to everyday essentials including M&S Food, TescoSsupermarket, Sainsbury's Local, and a range of independent shops. Dining options are varied and well-regarded—The Binary serves casual meals throughout the day, while Brooks Wine Bar, newly opened, brings a more refined setting for evening drinks. The Farmhouse at Mackworth offers a traditional favourite for Sunday roasts or dinner with friends.

For coffee and catch-ups, locals rate Java and The Alphabet for their relaxed atmosphere and quality brews. Those who enjoy the outdoors will appreciate the nearby Mickleover Trail, a popular traffic-free route ideal for walking, cycling or running, with green open views along the way.

This is a community-focused area with plenty to offer, making it an appealing choice for those seeking a lifestyle that blends comfort, convenience and connection.

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.

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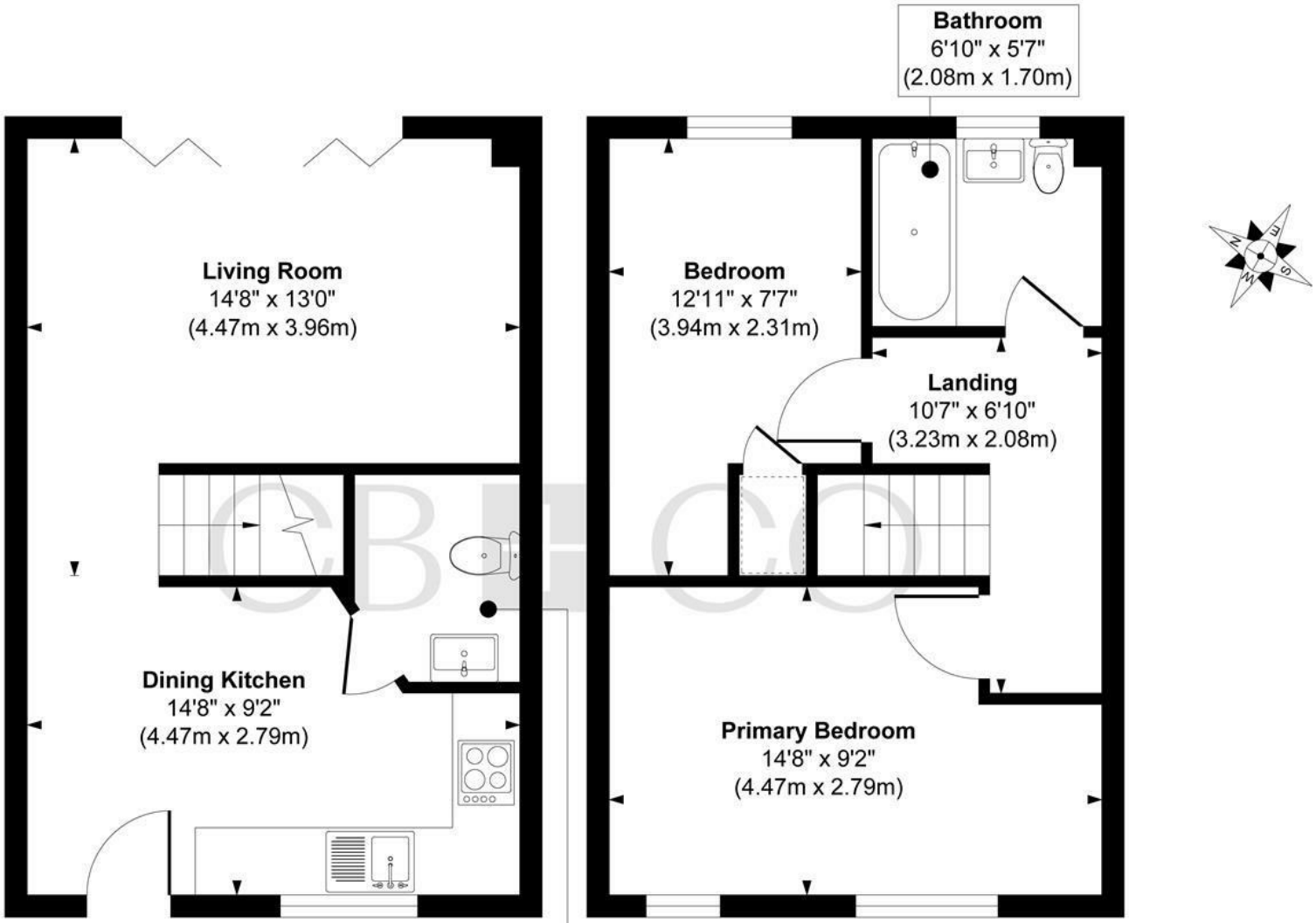








Kinglas Drive, Cotchett Village, Mickleover, Derby



Approx. Gross Internal Floor Area 660 sq. ft / 61.30 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

660.00 sq ft

EPC RATING

B

COUNCIL TAX BAND

B

- Superb Modern Two Bedroom End Townhouse with Open Plan Living
- Stylish Contemporary Fittings Throughout
- Ideal First Time Buy or for Young Professionals or Person Looking to Downsize
- Built by Avant Homes in 2020 - NHBC Guarantee Remaining
- Open Plan Layout - Living Room with Bi-Folding Doors & Kitchen
- Superb Contemporary Dining Kitchen with Integrated Appliances & Downstairs WC
- Two Bedrooms & Contemporary Bathroom
- Two Car Driveway & Enclosed Rear Garden
- Easy Access to First Class Local Amenities in Mickleover & Royal Derby Hospital
- No Chain Involved

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