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For Sale
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Trent Way
Mickleover, Derby
£280,000



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



BARRATT BUILD, MORESBY DESIGN, NO CHAIN , Positioned on the edge of the well-regarded Four Acres estate in Mickleover, this Barratt-built three-bedroom home on Trent Way is offered for sale with no chain, providing a smooth and uncomplicated purchase for prospective buyers. The landscaped frontage features shaped hedging, a pathway, and decorative pebble borders, while the private rear garden has been laid with artificial turf and patio – delivering a low-maintenance outdoor space ideal for daily use.

At the heart of the home is a bright kitchen diner with integrated Zanussi appliances and French doors opening onto the garden – perfect for relaxed entertaining or family meals. The interior layout has been carefully designed for modern living, with generous storage and well-considered finishes throughout. With two private parking spaces, a principal bedroom with ensuite, and a pleasant outlook, this home is just a short walk from the amenities of Mickleover village – making it a well-located and appealing choice for a range of buyers.





The Detail

This well-presented home on Trent Way offers a practical and well-balanced layout, with quality finishes and excellent natural light throughout.

A landscaped front garden with shaped hedging, decorative pebble beds, and a paved pathway leads to the front door, which features an inset glazed panel. Inside, the entrance hall is finished with tiled flooring and provides access to a generous cloak cupboard and a ground floor WC fitted with a low-level toilet and wash basin.

The ground floor benefits from a double-fronted design, with a comfortable lounge featuring dual aspect windows to the side and front. The kitchen dining area offers a bright and functional space complete with high-gloss wall and base units, integrated Zanussi appliances including oven, hob, fridge freezer and a stainless steel cooker hood. A stainless steel sink sits below a front-facing window, while French doors open directly onto the rear garden, making this a sociable and versatile space for day-to-day living and entertaining.

Upstairs, the landing provides loft access and houses an airing cupboard. The principal bedroom features a side window and en-suite shower room with walk-in cubicle, electric shower, wash basin, WC and shaver point. Two further bedrooms offer flexible accommodation, with the second bedroom benefitting from pond views and fitted wardrobes. A well-appointed family bathroom completes the first floor, with panelled bath, shower attachment, WC, wash basin, tiled surrounds and extractor fan.

Externally, the rear garden is designed for low-maintenance use, with artificial turf, patio, pebble beds, an outside tap and gated side access. Two allocated parking spaces are located to the front. The property is still under NHBC warranty and offers a comfortable, ready-to-move-into home in a sought-after residential setting.





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The Location

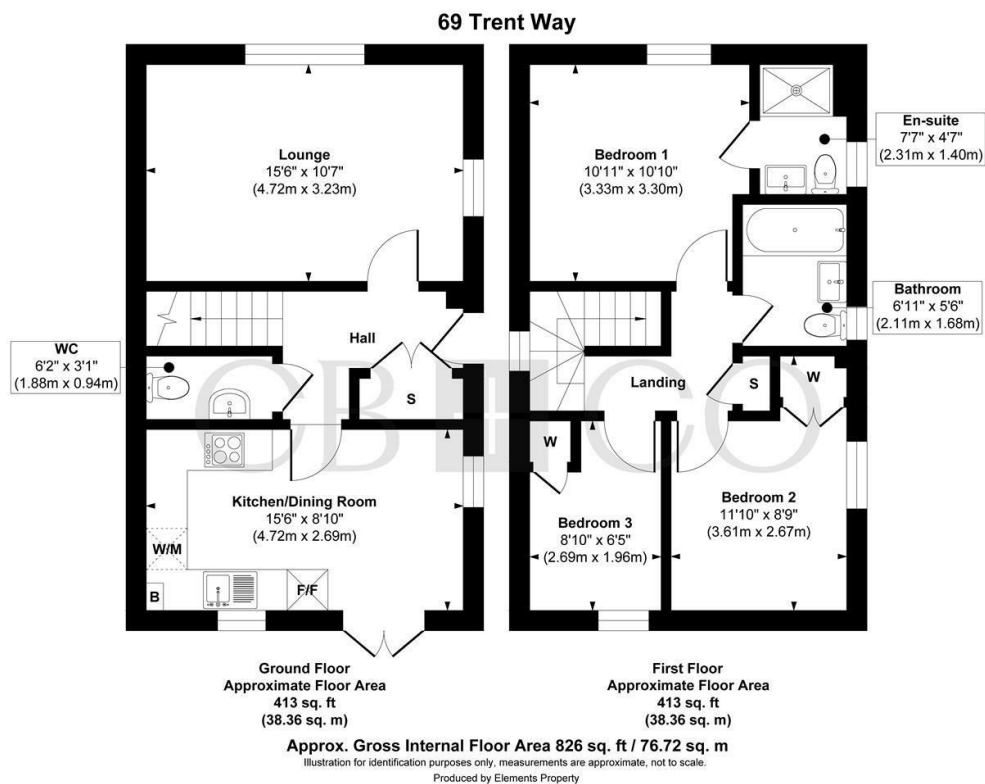
Situated within the catchment area for John Port Spencer Academy, this property benefits from access to well-regarded educational facilities. It is a short walk from Mickelover village, where residents enjoy a Tesco supermarket alongside a range of fitness options including Exertion Fitness for classes, Moko offering yoga sessions, and Bloom for Pilates.

The village also provides a variety of dining and drinking establishments, such as the newly opened Brooks Wine Bar, Hole in the Wall, and Binary, catering to diverse tastes. For outdoor enthusiasts, the nearby Great Northern Railway Trail offers excellent opportunities for walking and cycling in a pleasant natural setting. This location combines convenience, lifestyle, and leisure amenities, making it highly attractive to a wide range of buyers.









The Particulars

- Double Fronted Barratt Build, Moresby Design
- Three Well-Proportioned Bedrooms
- Modern Kitchen Diner With Integrated Appliances
- Spacious Lounge With Dual Aspect Windows
- Superb Estate Position With Pleasant Outlook
- Landscaped Frontage With Pebble Borders
- Garden With Artificial Turf And Patio For Entertaining
- Two Side By Side Parking Spaces
- Close To Mickelover Village Amenities
- No Chain

Size

Approx 826.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

C

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Let's *Talk*

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