

Elderflower Close, Mickleover, Derby. DE3 0FQ

£385,000 Freehold

REDUCED



## PROPERTY DESCRIPTION

A superb opportunity to own a modern, energy-conscious family home in the popular suburb of Mickleover. Built just six years ago and positioned on a prime corner plot, this exceptional four-bedroom detached residence combines contemporary design, spacious living, and excellent eco credentials. Located in a quiet, well-connected neighbourhood, it's ideal for families seeking both comfort and convenience. This beautifully maintained property is a perfect example of modern family living. Designed with energy efficiency in mind, it includes fully owned solar panels and a 6.5kW battery system—providing both environmental benefits and significant long-term savings.

The ground floor offers bright and versatile living spaces, with dual-aspect windows in every room enhancing natural light. A welcoming hallway leads to a downstairs WC and a stylish dining room with a classic bay window. To the rear, both the lounge and the open-plan kitchen/family room feature French doors opening out to the garden—creating a smooth flow between indoor and outdoor spaces. The kitchen is fitted with sleek modern units, integrated appliances, and a central island with breakfast bar, ideal for family meals or entertaining guests.

Upstairs, there are three generously sized double bedrooms, each providing ample space for furniture and storage. The master bedroom features a private en-suite shower room, while the second bedroom benefits from dual-aspect windows, adding to the sense of space and light. A fourth bedroom offers flexibility and could be used as a nursery, guest room, or dedicated home office. The main bathroom is finished to a high standard and includes both a bath and separate shower.

Outside, the property enjoys a landscaped rear garden with two separate patio areas, perfect for outdoor dining, entertaining, or simply relaxing. The home sits at the entrance to a quiet street with no through traffic and benefits from a detached garage with electric power and lighting. A private driveway provides off-road parking for two vehicles.

Ideally located on the edge of Mickleover, this property offers easy access to local amenities, excellent schools, green spaces, and key transport links—making it the ideal choice for modern family living.

## FEATURES

- Modern four-bedroom detached family home on a desirable corner plot
- Bright and spacious living areas
- Still Under NHBC Guarantee
- Four Bedrooms, Master with Ensuite
- Built just six years ago and beautifully maintained throughout
- Detached garage with power and lighting, plus private driveway for two vehicles
- Landscaped rear garden with two patio areas, perfect for entertaining
- Energy-efficient with fully owned solar panels and a 6.5kW battery system
- Stylish kitchen with central island, integrated appliances, and French doors to garden
- Council Tax Band E



# ROOM DESCRIPTIONS

## Location

Mickleover is a well-established, family-friendly suburb located just a few miles west of Derby city centre. The 'Hackwood Grange' area is known for its quiet residential streets, strong community feel, and excellent local amenities, making it especially popular with families and those seeking a relaxed suburban lifestyle. A good range of shops, convenience stores, and small retail outlets are easily accessible nearby, providing everything needed for day-to-day living. Mickleover also offers easy access to green spaces and recreational facilities, providing a peaceful, suburban lifestyle while still being within close reach of the city's wider amenities.

The area is well-connected, with local bus stops within walking distance. For those commuting further afield, Derby's main train station is just 3.5 to 4 miles away, offering direct rail services to Nottingham, Birmingham and London.

## Ground Floor

### Hallway

Entered via a composite front door, this light and airy reception hall features a staircase rising to the first-floor landing with bespoke pull-out storage cupboards beneath. Attractive half-height wood panelling, a cloak cupboard, wall-mounted radiator with decorative cover, and wood floor covering add style and practicality, while internal doors provide access to the downstairs rooms.

### Downstairs WC

Comprising a WC and pedestal wash handbasin with tiled splashback, wood floor covering, wall mounted radiator, and ceiling mounted extractor fan.

### Dining Room

With double glazed window to the front elevation and a large feature bay window to the side elevation, wall mounted radiator, TV point and fitted wall shelving.

### Lounge

With double glazed window to the front elevation and French doors opening to the rear garden. Finished with attractive wall panelling, decorative ceiling coving, wall mounted radiator and TV point.

### Kitchen

Positioned to the rear of the property, this stylish kitchen is fitted with a range of matching wall and base units with roll-top worksurfaces incorporating a stainless steel sink and drainer with mixer tap. Integrated appliances include a dishwasher, fridge/freezer, double electric oven and four-ring gas hob with stainless steel extractor canopy above. The room is further enhanced by a wood floor covering, wall-mounted radiator, double glazed window to the side elevation and French doors opening to the rear garden. A central island with seating and storage forms the focal point of the space.

## First Floor

### Landing

Accessed via the main entrance hallway, this landing features attractive wood panelling to the walls, a wall-mounted radiator, and a ceiling-mounted loft access point. Internal doors provide access to all upstairs bedrooms and the family bathroom.

### Bedroom 1

Featuring a double-glazed window, wall-mounted radiator, and space for wardrobes, with an internal door providing access to:

### Ensuite

Comprising of a modern three-piece white suite including WC, wall mounted wash handbasin and large shower enclosure with mains fed shower and attachment over. Wall mounted shelving, ceiling mounted extractor fan and wall mounted radiator.

### Bedroom 2

Featuring double-glazed windows to the front and side elevations, a wall-mounted radiator, and ample space for wardrobes.

### Bedroom 3

Featuring a double-glazed window to the front elevation, a wall-mounted radiator, and a range of fitted wardrobes offering ample storage and hanging space.

### Bedroom 4

Double glazed window to the rear elevation and wall mounted radiator.

### Main Bathroom

Comprising a modern three-piece white suite, including a WC, wall-mounted wash handbasin, and panelled bath with mains-fed shower and attachment, complete with a complementary glass shower screen. The bathroom features a double-glazed obscured window, part-tiled walls, wood floor covering, wall-mounted radiator, and a ceiling-mounted extractor fan.

## External

### Outside

The property occupies a generous corner plot, offering gardens to the front, side, and rear, predominantly laid to lawn and enclosed by wall and fence boundaries. A paved pathway leads to the front door, bordered by well-maintained flowerbeds and planting borders. The rear garden features a sunken paved patio terrace with raised flowerbeds edged with sleepers, alongside an additional patio area accessible from the main living room. Outside, there is a water tap and security lighting. To the rear, a three-car driveway provides access to a detached brick-built garage with an up-and-over door.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



# FLOORPLAN & EPC

