

Meadowsweet Grove, Mickleover. DE3 0HD

£325,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to introduce this beautifully presented and stylish modern three-bedroom detached home, occupying a sought-after position within the popular Hackwood Grange development. Finished to a high standard throughout, the property offers light, contemporary living accommodation ideally suited to first-time buyers, young families, or those looking to downsize. The accommodation briefly comprises a welcoming and light-filled reception hallway, guest cloakroom/WC, beautifully styled living room, and a stunning open-plan kitchen/dining room to the rear elevation with French doors opening onto the landscaped rear garden. To the first floor, the landing provides access to three bedrooms, a family bathroom, and an elegant en-suite shower room serving the principal bedroom. Externally, the property benefits from a generous side driveway providing off-road parking for multiple vehicles, a detached garage, and a private, landscaped rear garden offering excellent levels of privacy. An early inspection is highly recommended to avoid disappointment.

## FEATURES

- Beautiful Modern Detached Home
- 3 Bedrooms & 1 Reception
- Superbly Styled Throughout
- Modern Kitchen/diner
- Guest Cloakroom
- Landscaped Rear Garden
- 3 Car driveway & Garage
- Perfect Location For Dog Walking & Cycling
- Closely Situated to A Large Green
- Ideal Purchase For First Time Buyers Or Small Families
- View Essential!



## ROOM DESCRIPTIONS

### Entrance Hall

Entered via a composite front door, this attractive and light reception space features wood flooring, decorative wall panelling, a wall-mounted radiator, and a carpeted staircase rising to the first-floor landing. Internal doors provide access to the guest cloakroom/WC, living room, and kitchen/dining room.

### Guest Cloakroom

Fitted with a low-level WC, pedestal wash hand basin with tiled splashback, wood flooring, wall-mounted radiator, and a double-glazed obscured window to the front elevation.

### Living Room

A beautifully styled living space featuring a double-glazed window to the front elevation, wall-mounted radiator, TV point, decorative wall lighting, and an attractive panelled feature wall forming the focal point of the room.

### Kitchen/Diner

A stunning open-plan space comprising a range of modern wall and base units with flat-edged work surfaces incorporating a one-and-a-half bowl stainless steel sink with mixer tap and tiled splashbacks. Integrated appliances include a fridge/freezer, dishwasher, washing machine, electric oven, gas hob with stainless steel extractor canopy, and splashback. Additional features include wood flooring, under-cupboard lighting, under-stairs storage cupboard, wall-mounted shelving, a double-glazed window, and French doors opening onto the rear garden.

### First Floor

#### Landing

Accessed via the entrance hallway, featuring a useful storage cupboard, ceiling-mounted loft access, and internal doors leading to all three bedrooms and the family bathroom.

#### Bedroom One (Principal Suite)

A delightful master bedroom with a double-glazed window to the front elevation, wall-mounted radiator, TV point, and a useful storage alcove. An internal door provides access to:

### En-Suite

A beautifully appointed three-piece suite comprising a low-level WC, pedestal wash hand basin, and a double shower enclosure with mains shower and attachment. Finished with part wall tiling, wood flooring, a double-glazed obscured window, and wall-mounted extractor fan.

### Bedroom 2

Featuring a double-glazed window to the rear elevation and wall-mounted radiator.

### Bedroom 3

Currently utilised as a dressing room, with a double-glazed window to the rear elevation, wall-mounted radiator, and space for bedroom furniture.

### Family Bathroom

Continuing the high standard of finish, this modern bathroom suite comprises a low-level WC, wall-mounted wash hand basin, and a panelled bath with mains shower over and complementary shower screen. Additional features include part wall tiling, double-glazed obscured window, ceiling-mounted extractor fan, and wall-mounted radiator.

### Outside

To the front elevation is a low-maintenance landscaped frontage with a paved pathway and gravelled area with inset planting. To the side elevation is a tarmac driveway providing off-road parking for two to three vehicles, leading to a detached garage with up-and-over door, light, and power.

The beautifully maintained rear garden offers a paved patio area, lawn, raised flowerbeds, and timber fence boundaries. To the top of the garden is an additional paved terrace, ideal for outdoor entertaining.







## FLOORPLAN & EPC

