

Western Road, Mickleover, Derby. DE3 9GP

£290,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this beautifully renovated two-bedroom detached home, ideally situated in the highly desirable village of Mickleover. Thoughtfully modernised throughout, the property boasts generous living space complemented by high-quality finishes and fixtures.

The accommodation briefly comprises: an entrance porch, stylish kitchen, inner hallway, guest cloakroom/WC, a spacious living room, separate dining room, and an impressive rear conservatory offering additional year-round living space.

Upstairs, the first-floor landing leads to two well-proportioned double bedrooms and a stunning five-piece family bathroom.

Externally, the home benefits from a side driveway and a fully enclosed, private rear garden—perfect for entertaining or relaxing.

This property is ideally suited to couples and small families seeking comfort, style, and convenience. Early internal viewing is highly recommended to fully appreciate what this fantastic home has to offer.

## FEATURES

- Detached Cottage
- Two Double Bedrooms
- Driveway Parking
- Popular and Convenient Residential Location
- Dining Room, Living Room and Conservatory
- Well Proportioned Rooms
- Beautifully Presented Throughout
- Recent Updates to Contribute Positively to the EPC Rating.
- Council Tax Band C



# ROOM DESCRIPTIONS

## Location

Situated in the heart of the ever-popular suburb of Mickleover, Western Road offers a fantastic blend of suburban peace and everyday convenience. This well-established residential area is renowned for its friendly community atmosphere, excellent local amenities, and easy access to Derby city centre.

Residents enjoy a range of nearby facilities including independent shops, cafes, supermarkets, and pubs, as well as reputable schools and healthcare services. The area is also well-connected by public transport and major road links such as the A38 and A50, making commuting simple and efficient.

With plenty of green spaces, walking routes, and nearby countryside, Mickleover strikes the perfect balance between town and rural living — making Western Road a sought-after location for families, professionals, and retirees alike.

## Ground Floor

### Entrance Porch

A practical entrance porch constructed from UPVC units with a sloped roof, accessed via the front courtyard garden through a double-glazed sealed unit door. An internal door leads through to the main accommodation:

### Kitchen

3.18m x 2.69m (10' 5" x 8' 10")  
Fitted with a range of stylish wall and base units topped with a solid wood work surface, incorporating a one-and-a-half bowl sink and drainer with mixer tap. Additional features include under-cupboard lighting, fully tiled walls, a wall-mounted heated towel rail, and a wood-effect floor covering. A double-glazed window to the front elevation provides natural light. The kitchen also offers space for a fridge/freezer and gas cooker with an extractor hood above, along with an integrated dishwasher. Internal doors lead to both the inner hallway and the dining room.

### Inner Hallway

With the continuation of the wood floor covering from the kitchen, double glazed window to the front elevation, under-stairs storage cupboard, providing useful storage, double radiator and internal door providing access to:-

### Guest Cloakroom/WC

Fitted with an enclosed vanity unit housing an inset sink with mixer tap. The space features part-tiled walls, wall-mounted shelving, a chrome heated towel rail, and a vinyl floor covering. A double-glazed window to the front elevation provides natural light, and there is space and plumbing for an automatic washing machine.

### Dining Room

3.32m x 3.25m (10' 11" x 10' 8")  
Featuring a continuation of the kitchen's floor covering, this characterful room includes a decorative picture rail, a wall-mounted period-style radiator, and a double-glazed window overlooking the rear elevation. The focal point of the space is a charming open fireplace with an attractive surround, complemented by a built-in storage cupboard and shelving set within the chimney recess.

### Rear Hallway

Located between the living room and dining room and providing access to the first floor landing and the conservatory.

### Living Room

3.31m x 3.29m (10' 10" x 10' 10")  
A well-proportioned living room featuring a double-glazed window to the rear elevation, wall-mounted radiator, decorative picture rail, and ceiling coving. The focal point of the room is a wall-mounted gas living flame effect fire, set within a decorative surround with a tiled backdrop and raised tiled hearth — creating a warm and inviting atmosphere.

## Conservatory

5.80m x 2.91m (19' 0" x 9' 7")  
Positioned to the rear elevation and extending nearly the full width of the property, this generous conservatory is constructed from quality UPVC units with a pitched roof. It features a ceramic tiled floor, wall-mounted vertical radiator, and decorative wall lighting — offering a bright and versatile space ideal for year-round enjoyment.

## First Floor

### Landing

Accessed from the rear hallway is this spacious landing with double glazed window to front elevation and original doors provide access to both double bedrooms and bathroom. Ceiling mounted loft access point allowing access, via pull down ladder, to fully boarded and insulated loft.

### Bedroom One

3.37m x 3.31m (11' 1" x 10' 10")  
With double glazed window to the rear elevation, decorative coving to the ceiling, wall mounted double radiator and fitted double wardrobe.

### Bedroom Two

3.32m x 3.31m (10' 11" x 10' 10") With double glazed window to the rear elevation, wall mounted double radiator, fitted wardrobe, additional window to the side elevation and wall mounted feature fireplace with tiled hearth.

## Bathroom

3.31m x 1.53m (10' 10" x 5' 0") Fitted with a comprehensive five-piece bathroom suite comprising an enclosed WC with integrated bidet, a vanity unit with inset sink, a panelled bath with mains-fed shower and attachment over, and a large separate shower enclosure also with a mains-fed shower system. Additional features include a tile-effect vinyl floor covering, part-tiled walls, a wall-mounted double radiator, electric wall heater, and a double-glazed window to the front elevation.

## External

### Outside

Externally, the property features a charming paved courtyard to the front elevation and a side driveway providing convenient off-road parking.  
To the rear, there is a private and fully enclosed garden, mainly laid to lawn — offering a secure and pleasant outdoor space for relaxation or entertaining.

## Additional Information

We believe that recent updates to the property may contribute positively to its Energy Performance Certificate (EPC) rating.  
Extensive work including full damp proofing course, new boiler and internal radiators and a recent update on the render, for extra insulation.

## 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

