



10 Millward Drive
Mickleover

Price OIEO £450,000



10 Millward Drive

Mickleover

SITUATED AT THE END OF A QUIET AND PRIVATE CUL-DE-SAC, THIS IS A FANTASTIC FAMILY HOME WHICH HAS A BEAUTIFUL OPEN PLAN KITCHEN DINING AND FAMILY AREA!

With something for the whole family, there are four double bedrooms with an en-suite to the master bedroom and a study to allow working from home, this really is a home you must see!

Having had a number of optional upgrades spent on the home, this is a beautiful family home. To the ground floor there is a large hallway with tiled flooring, an under-stairs storage space and a large utility cupboard with space for a washing machine and tumble dryer. The tiled flooring continues through to the large open plan kitchen, dining and family area which is the heart of the home. Running from the front to the back of the house, there is space for a relaxed seating area as well as a dining area with the kitchen to the back of the room. Fitted with a fridge freezer and dishwasher, the island has the electric hob on it as well as there being an eye-level double electric oven. With double doors out onto the garden,

there is also side access out to the driveway and garage. Off of the kitchen, the living room is to the back of the home making it very private and also has doors out onto the garden, giving plenty of light into the room. The study is to the front, allowing a space to work from home or have as a playroom. The ground floor also has a downstairs WC which is ideal for all families. Upstairs, there are four fantastic sized double bedrooms, three of which have fitted wardrobes. The master bedroom is to the back and overlooks the garden with a large wardrobe and its own en-suite with a rainfall shower, toilet, sink and heated towel rail. The family bathroom.

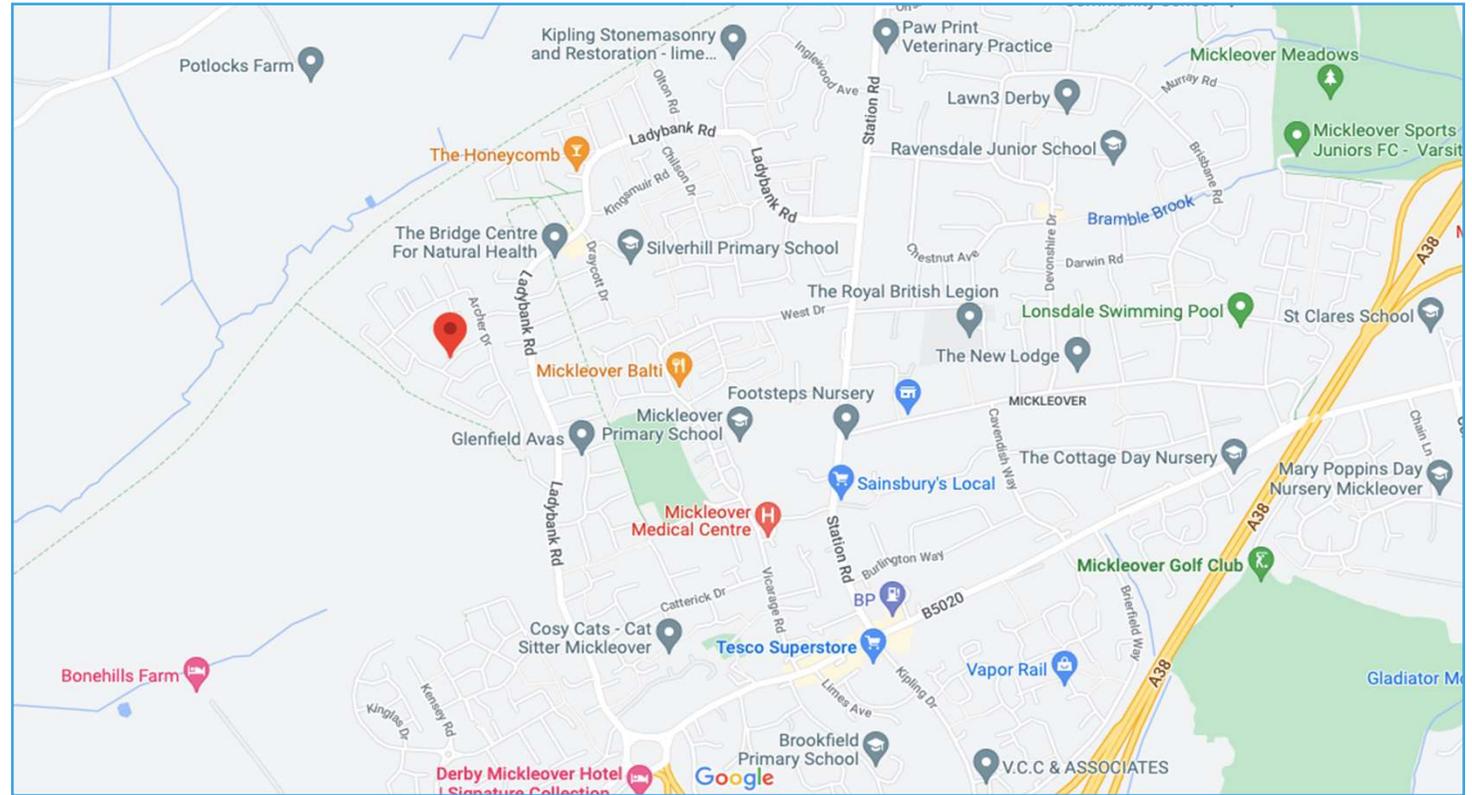


is fitted with a four piece suite including a shower cubicle, bath, toilet and sink and also has a heated towel radiator and a tiled outdoor area there is plenty of space for outdoor seating and dining. It is also great for the family as there is a large lawn area as well as an additional stoned area to the back of the garage. There is a gate from the garden to the garage and driveway. The garage has lighting to it as well as electricity points, making it a useful extra space



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Mickleover is a fantastic village for the whole family, full of essential amenities there are five primary schools throughout the village, which feed into John Port Academy in the neighbouring village of Etwall. At the start of Station Road, there's a Tesco Supermarket and a petrol station as well as an array of shops on Uttoxeter Road including a Post Office, Birds, restaurants, a bar, charity shop and takeaways. The buses run frequently into the City Centre which also pass Royal Derby Hospital on the way through with easy access to the major road links including the A38, leading to the A50 and the A52 towards the A6.



EPC Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



Help for sellers

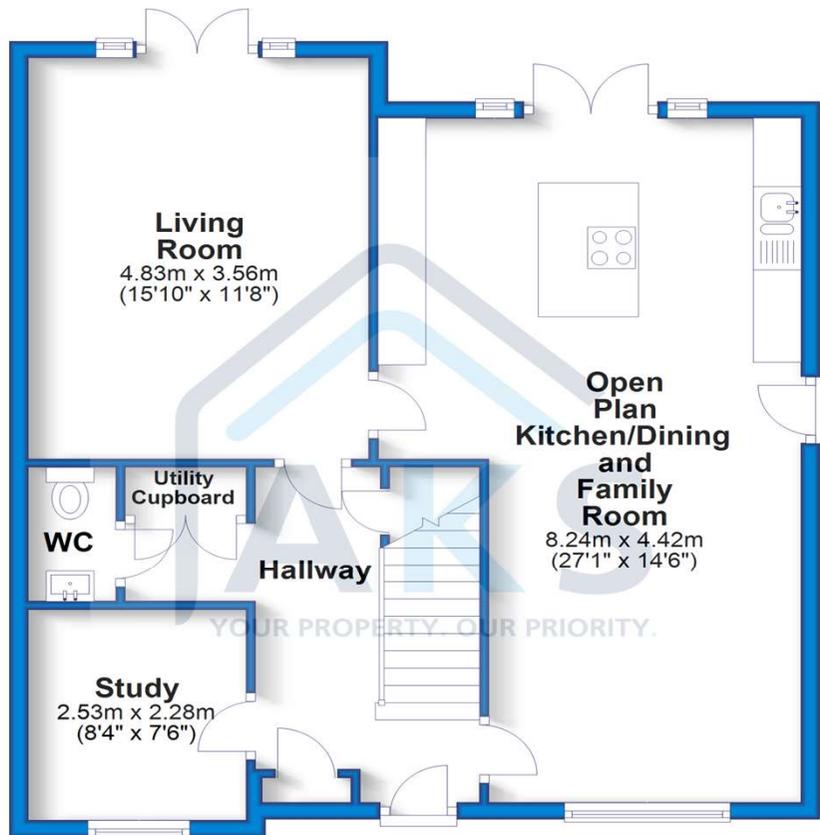
If you're thinking of selling, we'd love to help you.



The Floor Plan

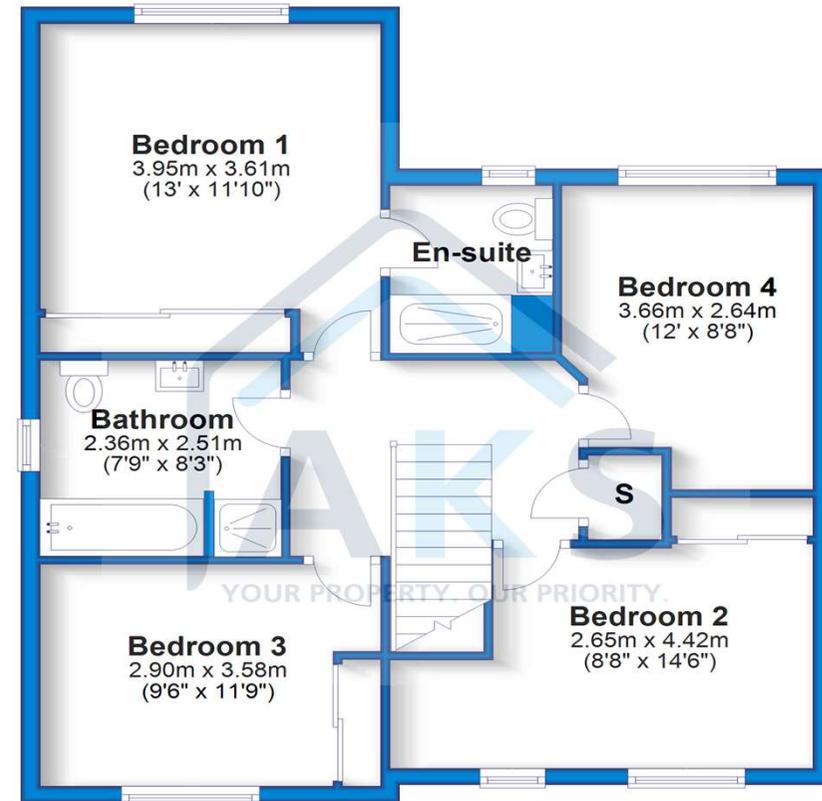
Ground Floor

Approx. 69.6 sq. metres (749.6 sq. feet)



First Floor

Approx. 69.4 sq. metres (747.2 sq. feet)



Total area: approx. 139.1 sq. metres (1496.8 sq. feet)

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 The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.