

Welland Close, Mickleover

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Offers in excess of
£300,000



This property at a glance:



2



3



1



3



C



Watch the video



Welland Close, Mickleover



Jodie says:

"This is a wonderful family home in a sought after location of Mickleover, with the local amenities are just a stone's throw away. This beautifully presented three-bedroom detached home offers spacious living and modern comforts throughout. From the moment you arrive, the large driveway and detached garage provide ample parking and storage options. With side access, you can step straight into the modern kitchen, perfect for bringing the food shop in! The kitchen has attractive grey shaker cupboards, space for under counter appliances and an integrated fridge freezer too! The home has a separate living and dining room, ideal for entertaining or relaxing with family. A bright and airy conservatory extends the living space, offering year-round enjoyment and views of the garden."

Upstairs, you'll find three generous bedrooms, the family shower room, and built-in storage throughout ensures a clutter-free home. Outside, the split-level suntrap garden is a true highlight—perfect for summer gatherings, gardening, or simply soaking up the sun in peace and privacy. This house is a must-see for families or those seeking a forever home in a great location!"



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Did you spot...

This lovely family home has driveway parking for 3 cars



A message from the seller:

"We have spent 32 happy years bringing up our 2 children, who've now flown the nest. We now feel it's our time to put our own personal stamp on a new property and the challenge this brings!"





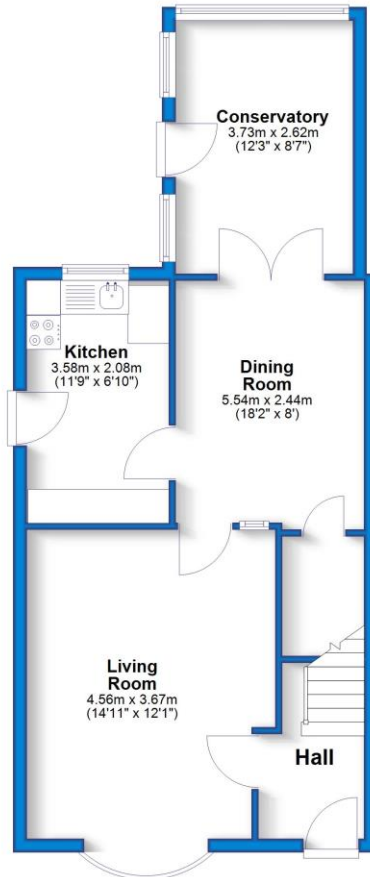
Floor Plan



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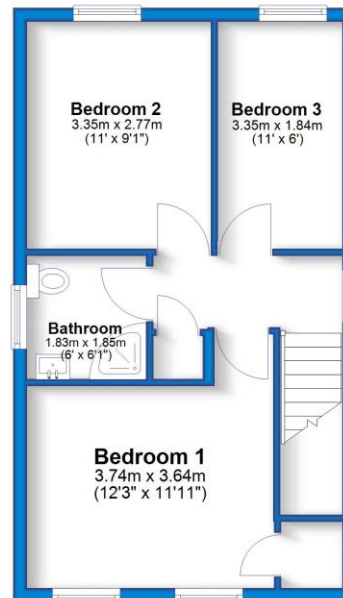
Ground Floor

Approx. 50.3 sq. metres (541.2 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



Total area: approx. 89.5 sq. metres (963.8 sq. feet)



Energy Performance Certificate

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



300+ 5 star Google Reviews



Key Features:

- 3 BEDROOM DETACHED HOME
- DRIVEWAY PARKING FOR 3 VEHICLES AND A SINGLE GARAGE
- QUIET LOCATION CLOSE TO AMENITIES
- CONSERVATORY
- MULTI LEVEL GARDEN
- EPC C



About the area:

Mickleover is a fantastic village for the whole family, full of essential amenities. 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, a charity shop and takeaway restaurants. 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.



Schools:

There are five primary schools throughout the village, which feed into Murray Park Secondary School in Mickleover or John Port Academy in neighbouring Etwell.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Jodie** call **01332 30 30 30**

[Click here](#) to watch the property video

