

£215,000



This property at a glance:



1



2



2



2



B



Watch the video



Archer Drive, Mickleover



Mikaela says:

"This home offers a modern layout and a neutral kitchen and bathrooms, so you can really put your own stamp on it! To the front there are two side by side parking spaces which is great and a generous garden to the rear. Inside, there's a spacious living room which is bright and inviting. The modern kitchen diner spans the back of the home, with patio doors out to the low maintenance garden and a separate small utility area, as well as a guest WC. Upstairs there are two generous double bedrooms, with bedroom one having an en-suite and bedroom two benefitting from a useful storage cupboard. There's a good sized family bathroom too. My favourite part of this home is the location. Close to everything you may need in Mickleover and on a popular estate, you're close to road links too. A great purchase for a first time buyer or an investor!"



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Archer Drive, Mickleover



Did you spot...

This modern 2 bed property is close to local amenities



A message from the seller:

"Hello and welcome to our home. We have made a very reluctant decision to sell this house as we have raised our family here over the past 5 years. We have had a lot of time to explore and find new things around Mickleover and especially walking towards Kedleston and also towards Hilton. There is a nice park on the estate that is good for children and access to many walking paths that lead to Derby, parks such as Mickleover Meadows and more."





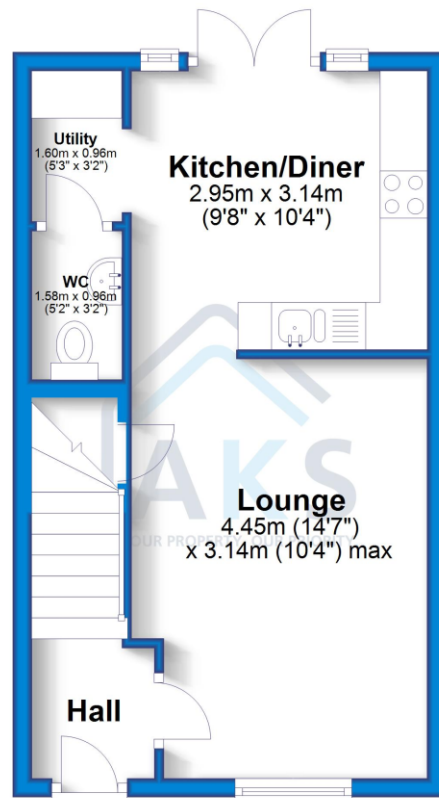
Floor Plan



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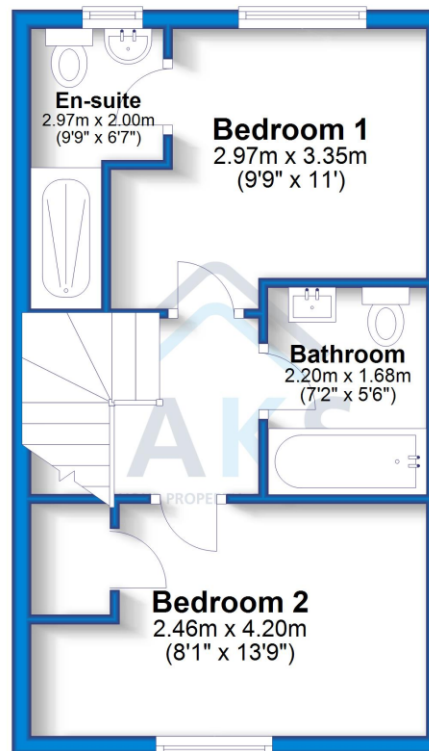
Ground Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



Total area: approx. 63.0 sq. metres (678.0 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B	84	
(69-80) C		
(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	



Key Features:

- TWO DOUBLE BEDROOMS
- EPC RATING B
- POPULAR NEW DEVELOPMENT
- EN-SUITE TO MASTER
- SIDE BY SIDE DRIVEWAY PARKING



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.



200+ 5 star Google Reviews



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

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

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

