

GLENEAGLES CLOSE, MICKLEOVER, DERBY

PRICE £650,000

4 BEDROOM | 2 BATHROOM | 5 RECEPTION



WELCOME TO GLENEAGLES CLOSE

LITTLEOVER SCHOOL & WREN PARK SCHOOL CATCHMENT - A truly stunning and substantially extended four-bedroom detached home, offering approximately 2,000 sq ft of floor space, with high-specification fittings and finishes throughout. The property provides an exceptionally spacious ground-floor layout, incorporating five reception rooms, including a superb open-plan dining kitchen, an extended living/dining room and a stylish lounge with an impressive media wall. Ideally positioned within this highly sought-after cul-de-sac, the property is conveniently located close to Mickleover Golf Club and the Royal Derby Hospital.

Built by David Wilson Homes, the accommodation briefly comprises an entrance hallway, WC, office, study, family room, spacious lounge with media wall, extended open-plan living/dining room with bi-folding doors, high-specification dining kitchen and separate utility room. To the first floor, the landing provides access to four bedrooms and a contemporary family bathroom. The spacious principal bedroom further benefits from a contemporary en-suite shower room.

Externally, the property enjoys an attractive cul-de-sac position, with a triple-width driveway, single garage and front garden. To the rear is a delightful, private and enclosed south-facing garden, featuring a paved patio and generous lawn.

THE DETAIL

A composite panelled entrance door opens into a welcoming hallway, featuring attractive oak-effect flooring and providing access to the spacious home office, well-appointed downstairs WC and impressive open-plan dining kitchen.

The stunning contemporary kitchen is fitted with stylish, handleless white high-gloss units, granite worktops and a comprehensive range of integrated Neff appliances, including an induction hob and dishwasher, together with space for an American-style fridge freezer. French doors open directly onto the south-facing rear garden, while the adjoining utility room provides further practical storage and workspace.

The extended living/dining room provides an exceptional social and entertaining space, featuring oak-effect flooring, Velux roof windows, extensive rear glazing and bi-fold doors opening onto the patio. Glazed sliding doors lead through to a particularly spacious and truly impressive living room, centred around a bespoke media wall and remote-controlled contemporary log-effect fireplace.

A further generous family room offers excellent versatility, with oak-effect flooring, a built-in media unit with storage, a window overlooking the rear garden and a doorway leading to a study positioned at the front of the property. The family room and study together offer excellent potential to create a substantial ground-floor bedroom suite with en-suite facilities, subject to any necessary consents.

The first floor provides four well-appointed bedrooms, all benefiting from built-in furniture. The spacious primary bedroom features fitted wardrobes, plantation shutters and a stylish, high-specification en-suite shower room, complete with a double-width walk-in shower, vanity unit, concealed-cistern WC, LED-lit cabinet and attractive porcelain tiling. Bedrooms two, three and four are similarly well equipped, with bedroom three benefiting from particularly extensive bespoke furniture, thoughtfully designed and installed by Creative Interiors.

Outside, the generous south-facing landscaped rear garden provides a wonderful private setting, with an extensive paved patio, lawn, feature pond and established shrub and conifer borders. Gated side access leads to a useful external store, complete with power and lighting.

Further benefits include a triple-width driveway, front lawn and single integral garage, providing excellent off-road parking.

This superb family home combines high-quality finishes with an impressive specification throughout. The versatile accommodation offers an exceptional amount of ground-floor living space, complemented by four bedrooms and a beautifully landscaped south-facing garden, all set within an enviable family setting.

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The Location

Mickleover is a highly popular residential suburb around 3 miles west of Derby city centre, offering an excellent range of amenities including supermarkets, shops, healthcare facilities, pubs and restaurants. Local facilities include a large Tesco supermarket, a Marks & Spencer convenience store with petrol station, and the popular Binary Bar & Restaurant.

The area is well regarded for schooling, with the property falling within the catchment for Littleover Community School and within walking distance of Wren Park Primary School. Independent education is available at Derby High School and Derby Grammar School.

Excellent transport links include regular bus services to Derby city centre and convenient access to the A38, A50 and M1. The area is also ideally located for major employers including Rolls-Royce, Toyota, University of Derby and Royal Derby Hospital.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

CB+CO



















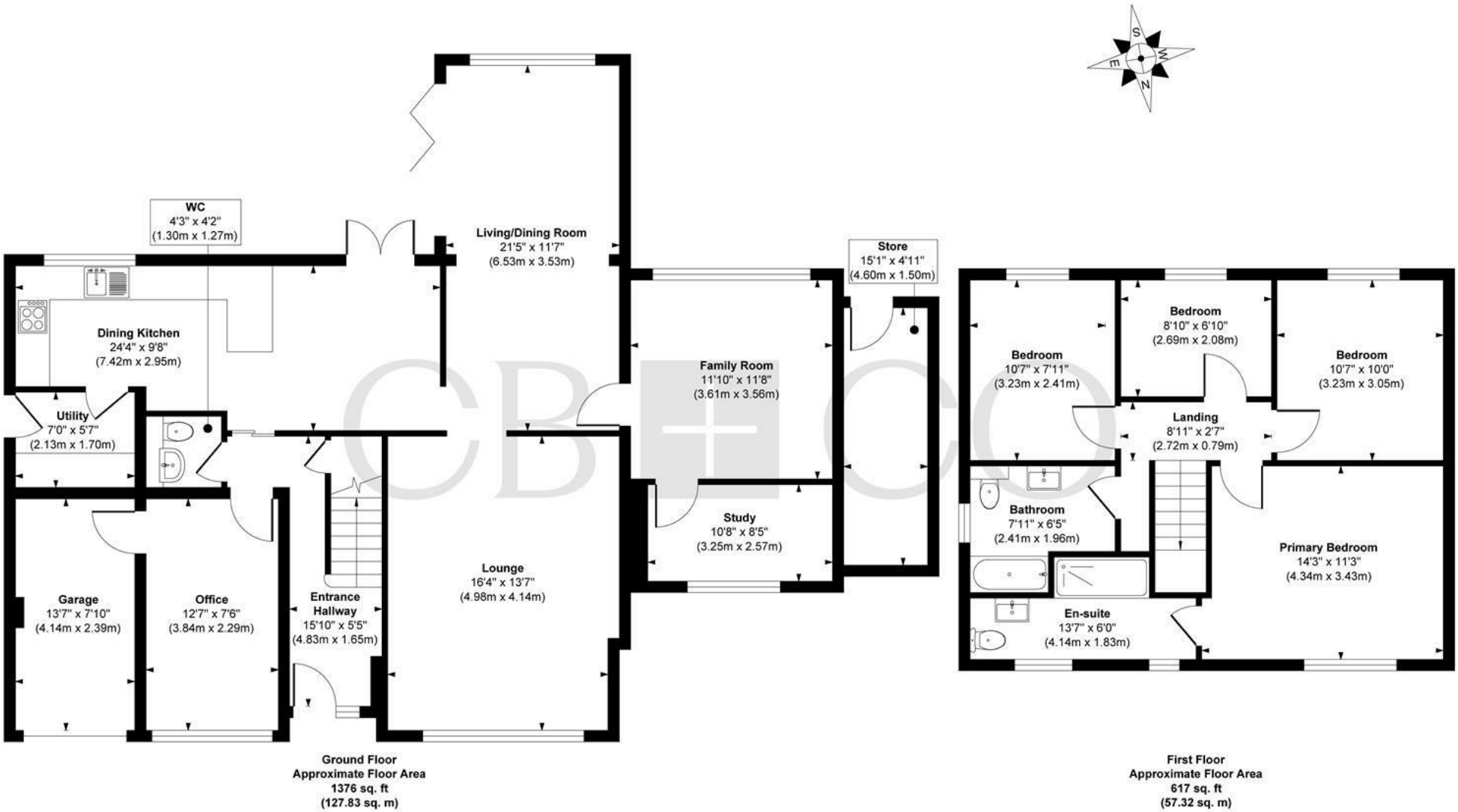








Gleneagles Close, Mickleover, Derby



Ground Floor
Approximate Floor Area
1376 sq. ft
(127.83 sq. m)

First Floor
Approximate Floor Area
617 sq. ft
(57.32 sq. m)

Approx. Gross Internal Floor Area 1993 sq. ft / 185.15 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

THE PARTICULARS

APPROX

1993.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

F

- Substantially Extended & Truly Immaculate Four-Bedroom Detached Home
- Littleover School & Wren Park School Catchment Area
- Built by David Wilson Homes - High Specification Upgrades & Stylish Finishes Throughout
- Substantial Ground Floor Extensions - Five Reception Rooms
- Entrance Hallway, WC, Utility, Study, Office, Stylish Lounge & Family Room
- High Quality Open Plan Dining Kitchen & Extended Living Dining Room
- Four Bedrooms, Contemporary Bathroom - Primary Bedroom & En-Suite Shower Room
- Driveway, Single Integral Garage & Delightful South Facing Rear Garden
- Close to the Royal Derby Hospital
- Close to Mickleover's First Class Range of Local Shops & Amenities

CURRAN BIRDS + CO

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DARLEY ABBEY MILLS

THE MILLS

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MICKLEOVER

THE STUDIO

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