



£280,000

Burbage Drive, Mickleover, Derby DE3 0GS

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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Key Features

- Numerous Additional Fittings/Upgrades
- Three Bedrooms - Master with En-Suite
- Stylish, Modern Semi-Detached
- Under NHBC Warranty
- UPVC Windows & Composite Front Door
- Bi-Fold Doors Accessing the Rear Garden
- Landscaped Rear Garden
- Council Tax Band B

Property Description

A stylishly presented, modern, three-bedroom semi-detached home, having been the subject of considerable expenditure by way of additional specification.

Main Particulars

A stylishly presented, modern, three-bedroom semi-detached home, having been the subject of considerable expenditure by way of additional specification and as a result is considered to be one of the most pleasing examples of its type in the area. The stylish interior briefly comprises; Inner entrance hallway, a stylish open-plan kitchen diner, utility room, WC and living room with bi-folding doors opening out onto the landscaped rear garden all to ground floor, to the first floor three bedrooms, the master benefitting from an ensuite shower room and a family bathroom. There is off road driveway parking for two cars to the front of the property.

With early internal inspection highly recommended to be fully appreciated. Having the benefit of gas central heating, UPVC double glazing and still having over 7 year remaining on the NHBC warranty.

The Property

Constructed in 2022 by Avant Homes, and of the Lorton design, is this well-proportioned semi-detached home, where the existing vendor has undertaken significant expenditure by way of additional specifications from the new design, to include items such as chrome power points, ceilings downlighters, flooring, and window shutters, to name but a few. As a result early internal inspection is highly recommended to fully appreciate the stylish accommodation, which has been designed for modern, contemporary living of a free-flowing open-plan design, comprising; porch, outer hall, inner hall, cloaks/WC, dining kitchen, pantry, lounge, main bedroom with ensuite shower room, a further two bedrooms, bathroom, twin car standing to the front, and landscaped gardens.

Please note, this style of property is larger than a number of similar, modern three-bedroomed, semi-detached properties, on the same development.

The Location

The property is situated on the popular Cotchetts Village development in Mickleover, within minutes driving distance of the A50 and A38 for commuting further afield. Mickleover is renowned for comprehensive range of amenities to include; day-to-day shopping, places of worship, doctors and dentist surgeries, hair and beauty salons, eateries, public houses, schooling, and recreational facilities. There is a regular bus service from Mickleover to Derby city centre, which runs via the Royal Derby Hospital. The property is also close to open countryside, affording picturesque walks.

Ground Floor

Inner Entrance Hall

With store cupboard with hanging space, radiator, fuse box and Herringbone style luxury vinyl flooring (LVT) flooring.

Open Plan Kitchen-Diner

Having a continuation of the LVT flooring from the entrance and a range of stylish base and wall mounted units with complimentary contrasting wood-effect units with feature under cupboard lighting, together with integrated appliances to include; electric induction hob with extractor hood and light over, electric fan-assisted oven, electric combination microwave oven, fridge, freezer, dishwasher and washing machine, with one-and-a-half bowl stainless steel sink inset in quartz worktop, ample

quartz work surfaces with matching splashbacks and concealed lighting over, six ceiling downlighters, ceiling extractor fan, UPVC double glazed window to the front with bespoke window shutters.

Pantry/ Utility

This bespoke Wren pantry with shaker style soft close cupboards, and includes integrated wine cooler, shelving, spot lighting to ceiling and LVT flooring.

WC

Having white sanitary ware comprising; low-level WC, and 'floating' wash hand basin, together with tiled walls, tiled floor, central heating radiator, two ceiling downlighters and ceiling extractor fan.

Living Room

4.91m x 3.22m (16' 1" x 10' 7")

Continuing LVT wood-effect flooring, two central heating radiators, and UPVC double glazed bifold doors, overlooking and giving access to the rear garden.

First Floor

Landing

Having UPVC double glazed window, and access to the insulated loft space, together with boiler/airing cupboard housing a Baxi wall-mounted gas-fired combination boiler providing domestic hot water and central heating.

Bedroom One

3.55m x 3.21m (11' 8" x 10' 6")

Having central heating radiator, UPVC double glazed window enjoying views towards open countryside and access to ensuite shower room.

En Suite

2.45m x 1.19m (8' 0" x 3' 11")

Having modern white sanitary ware comprising; low-level WC, 'floating' wash hand basin, and wide shower cubicle with mains-fed shower unit, together with heated chrome towel rail, tiled floor and walls, spot lights to ceiling and extractor fan.

Bedroom Two

3.33m x 2.64m (10' 11" x 8' 8")

Having UPVC double glazed window and central heating radiator.

Bedroom Three

2.23m x 2.21m (7' 4" x 7' 3")

Having UPVC double glazed window and central heating radiator.

Bathroom

2.68m x 2.07m (8' 10" x 6' 9")

Having modern white sanitary ware comprising; low-level WC, 'floating' wash hand basin, and panelled with mains shower mixer taps and glazed shower screen, heated chrome towel rail, tiled floor and walls, spot lighting and extractor fan to ceiling.

External

Outside

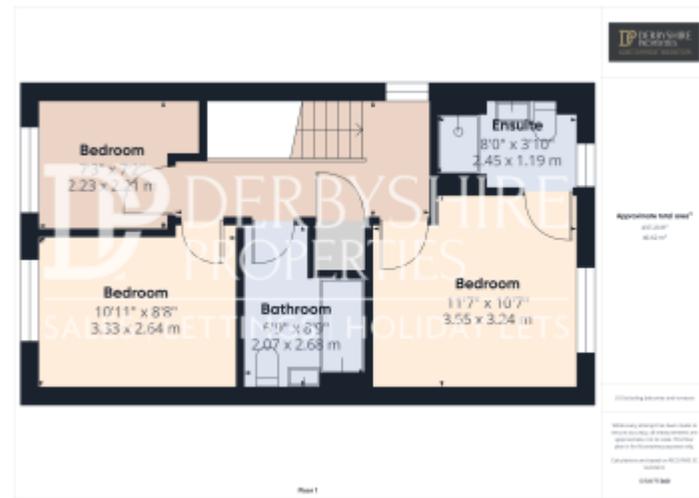
To the front of the property there is a 'tarmac' driveway providing parking for two cars, lawn and flower borders, and side paved pathway and gate leading to the rear.

The enclosed rear south-west facing, landscaped garden has a large paved patio, shaped lawns, gravel path, flower borders, outside water tap, external power points and a 'Keter' shed which is included in the sale.

Disclaimer

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- 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.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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