



£425,000

North Avenue, Derby DE3 9HY

Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Detached Family Home
- Beautifully Renovated Throughout
- Superb Open-Plan Kitchen/Diner
- 4 Bedrooms
- 3 Reception Rooms
- Guest Wc & Utility Room
- Large Family Bathroom
- Separate Dressing Room
- Sought After Village Location
- COUNCIL TAX BAND D

## Property Description

New to the market is this beautifully renovated four-bedroom detached family home, ideally situated in the highly sought-after village of Mickleover. Offering a perfect blend of modern living and traditional charm, this spacious property is located within easy reach of local amenities, well-regarded schools, and excellent transport links—making it an ideal choice for families and professionals alike.

## Main Particulars

Derbyshire Properties are pleased to present this beautifully renovated four-bedroom detached family home, ideally situated in the highly desirable village of Mickleover.

Having undergone substantial improvements throughout, this stylish and spacious residence offers modern family living at its finest. The accommodation briefly comprises: an inviting entrance hallway, guest cloakroom, utility room, versatile study/playroom, a generous living room, and an impressive open-plan kitchen/dining area with snug—perfect for entertaining and everyday family life.

To the first floor, a light and airy landing leads to four well-proportioned bedrooms, a contemporary family bathroom, and a private dressing room off bedroom two.

Externally, the property benefits from an enclosed rear garden, ample off-road parking to the front, an integral garage, and a neatly maintained frontage.

This superb home is ideally suited to growing families, and early viewing is strongly recommended to fully appreciate the quality and space on offer.

### Ground Floor

#### Reception Hall

Accessed via a stylish composite front door, this light and airy reception hallway creates a welcoming first impression. Featuring a staircase rising to the first-floor landing, the space is finished with elegant LVT parquet-style flooring, a wall-mounted radiator, and ceiling spotlights. Internal doors lead to all principal ground floor rooms.

#### Living Room

4.78m x 3.43m (15' 8" x 11' 3") With double glazed window to the front elevation with bespoke fitted shutters. Wall mounted radiator, TV point and spotlighting to ceiling.

#### Superb Open-Plan Kitchen/Diner

7.12m x 2.90m (23' 4" x 9' 6")

#### Dining Area

The dining area features stylish LVT flooring and ceiling spotlights, creating a bright and inviting space. Bi-fold doors seamlessly connect the room to the rear garden, allowing for plenty of natural light and easy indoor-outdoor living.

#### Kitchen Area

The modern kitchen is beautifully appointed with a range of wall and base units topped with quartz work surfaces, incorporating a sink with mixer taps. Integrated appliances include a double oven, fridge/freezer, dishwasher, electric induction hob with extractor canopy, and a wine cooler. The LVT flooring continues from the dining

area, complemented by ceiling spotlights and a double-glazed window overlooking the rear garden. A central island unit provides additional seating, highlighted by elegant pendant lighting. A door from the kitchen offers access to:

#### Snug

3.19m x 2.5m (10' 6" x 8' 2") With the continuation of the floor covering from the kitchen, wall mounted radiator, TV point and double glazed window to the front elevation with bespoke fitted shutters.

#### Study/Playroom

3.77m x 2.33m (12' 4" x 7' 8") With double glazed window to the rear elevation, wall mounted radiator, spotlights to ceiling and LVT floor covering.

#### Guest Cloakroom/WC

With low-level WC, wall mounted wash hand basin, double glazed obscured window, tiled floor covering, wall mounted chrome heated towel rail.

#### Utility Room

2.45m x 2.17m (8' 0" x 7' 1") Comprising of a range of wall and base mounted units with roll top work surfaces incorporating a single sink drainer unit, under counter space and plumbing for washing machine, LVT floor covering, double glazed door to the side elevation and useful floor to ceiling larder cupboard.

#### First Floor

##### Landing

Access via the main reception hall with double glazed window with bespoke fitted shutters to the front elevation. Ceiling mounted spotlighting and internal doors provides access to all bedrooms, dressing room and bathroom.

##### Bedroom 1

4.82m x 3.04m (15' 10" x 10' 0") With double glazed window with shutters to the rear elevation, wall mounted radiator and range of fitted bedroom furniture providing useful storage and hanging options.

##### Ensuite

A newly re-fitted shower room, with tiled flooring, tiled shower enclosure, spot lighting to the ceiling and an obscured window to the side elevation.

##### Dressing Area / Hallway

2.98m x 2.09m (9' 9" x 6' 10") Accessed directly from the landing, leading through to the second bedroom, this versatile space features a range of bespoke fitted storage solutions, offering ample space for clothing and accessories. A double-glazed window to the front elevation, complete with elegant bespoke shutters, provides natural light, while ceiling spotlights enhance the bright and modern feel of the space.

##### Bedroom 2

5.02m x 2.47m (16' 6" x 8' 1") Accessed through the main dressing room, this generously sized double bedroom offers a bright and welcoming space, featuring ceiling spotlights, a wall-mounted radiator, and a double-glazed window with bespoke shutters overlooking a different elevation.

#### Bedroom 3

3.07m x 2.81m (10' 1" x 9' 3") With double glazed window with bespoke shutters to the rear elevation, wall mounted radiator and wood panelling walls.

#### Bedroom 4

2.96m x 2.54m (9' 9" x 8' 4") Double glazed window with bespoke shutters to the front elevation, wall mounted radiator and storage recess.

#### Family Bathroom

3.08m x 1.78m (10' 1" x 5' 10") This beautifully presented, contemporary bathroom features a sleek low-level WC, a large vanity unit with tile splashback, and a modern freestanding bath complete with mains-fed taps and shower attachments. A separate shower enclosure houses a mains-fed shower with handheld attachment. Additional highlights include part-tiled walls, a chrome wall-mounted heated towel rail, spotlights, an extractor fan, and a stylish tiled floor. A double-glazed obscured window provides natural light while maintaining privacy.

#### External

##### Outside

Externally, the property features a generous gravelled driveway to the front, offering off-road parking for multiple vehicles and leading to an integral garage with an electric roller door. The frontage is neatly enclosed with timber fencing, with gated side access to the rear.

The rear garden is fully enclosed with timber fence boundaries and enjoys a paved patio area—ideal for outdoor dining—alongside a well-maintained lawn. Additional features include external lighting and a timber garden shed, providing practical storage space.

#### Disclaimer

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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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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