



£260,000

Harper Drive, Derby DE3 0AE

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Spacious & Modern Three-Bedroom Home
- Master bedroom with en-suite shower room.
- Driveway providing off-road parking and an enclosed rear garden with patio and lawn.
- Prime location in the highly desirable Mickleover suburb, close to shops, schools, cafés, and restaurants.
- uPVC double glazing and gas central heating throughout the property for comfort and efficiency.
- Generous lounge and contemporary kitchen diner with integrated appliances and feature lighting.
- Excellent transport links with easy access to the A38, A50, M1 motorway, and East Midlands Airport.
- Council Tax Band C



## Property Description

A beautifully maintained three-bedroom home offers spacious and stylish accommodation throughout, perfect for modern family living.

## Main Particulars

This beautifully maintained three-bedroom home offers spacious and stylish accommodation throughout, perfect for modern family living. The property features a generous lounge, a contemporary kitchen diner with integrated appliances and feature lighting, a convenient cloakroom, and a master bedroom with en-suite shower room.

Benefiting from uPVC double glazing and gas central heating, the accommodation briefly comprises: entrance hall, cloakroom with WC, spacious lounge, modern fitted kitchen diner, first-floor landing, master bedroom with en-suite, two further well-proportioned bedrooms, and a family bathroom.

Outside, the property boasts a good-sized driveway providing ample off-road parking to the front, with a well-maintained, enclosed rear garden featuring a patio seating area and lawn - ideal for relaxing or entertaining.

The property is ideally situated in the highly desirable suburb of Mickleover, offering the perfect balance of convenience and tranquillity. The property is close to local shops, well-regarded schools, cafés, and restaurants, with excellent public transport links and road connections. The A38 and A50 provide easy access to the M1 motorway and East Midlands Airport, while the area's family-friendly atmosphere, green spaces, and countryside walks make it ideal for both professionals and families seeking a connected yet peaceful lifestyle.

An internal viewing is highly recommended to fully appreciate all it has to offer.

Ground Floor

Entrance Hall

Living Room

4.9m x 3.57m (16' 1" x 11' 9")

Kitchen Diner

4.53m x 3.16m (14' 10" x 10' 4")

Cloakroom WC

First Floor

Master Bedroom

3.56m x 2.56m (11' 8" x 8' 5")

En Suite

Bedroom Two

3.07m x 2.52m (10' 1" x 8' 3")

Bedroom Three

2.61m x 1.87m (8' 7" x 6' 2")

Bathroom

1.88m x 1.66m (6' 2" x 5' 5")

External

Outside

Externally, the property boasts a good-sized driveway providing ample off-road parking to the front, with a well-maintained, enclosed rear garden featuring a patio seating area and lawn, ideal for relaxing or entertaining.

Additional Information

The property is still under the NHBC build guarantee.

Gas central heating and double glazing throughout.

There is a communal charge applicable, the annual amount is TBC.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

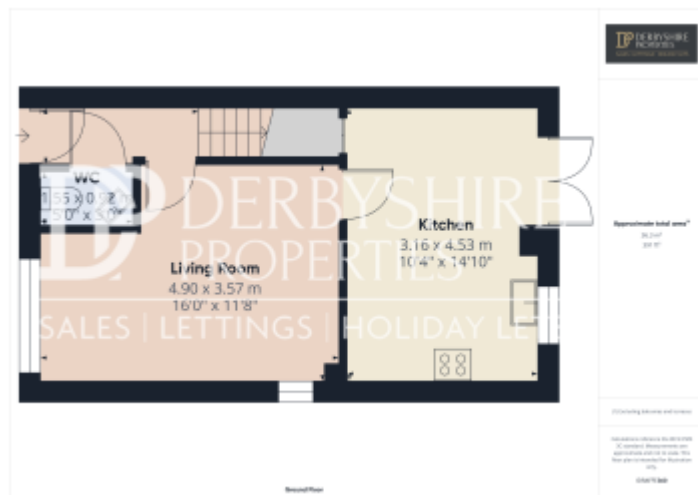
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

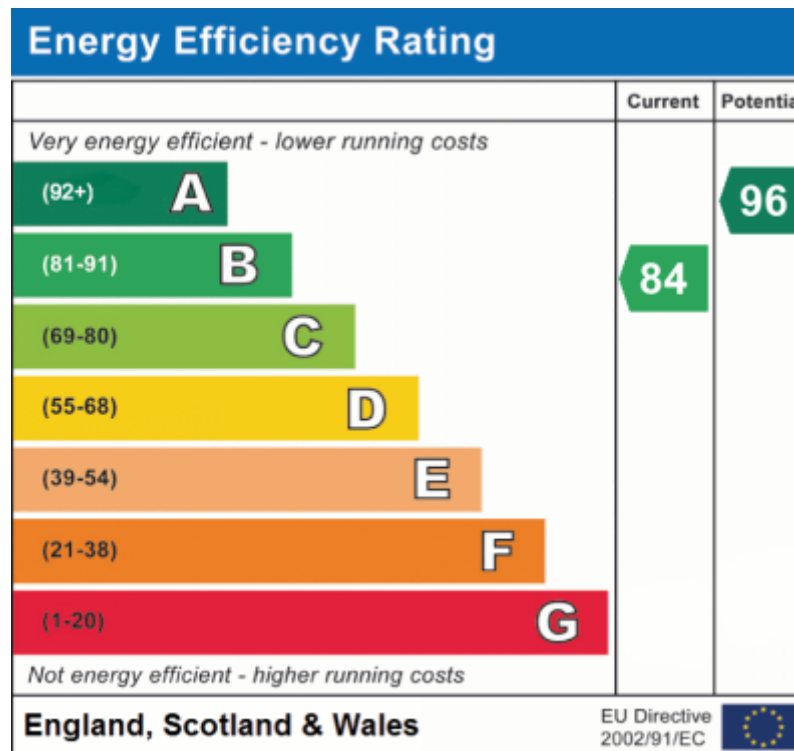
6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



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