



3 Bed House - Semi-Detached

16 Partridge Way, Mickleover, Derby DE3 9XB

£1,150 Per Calendar Month



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Fletcher
& Company

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- Modern style semi-detached property
- Three Bedrooms
- Lounge and Kitchen/Diner
- Off Road Parking
- Single Garage
- Sought After Location
- Gas Central Heating System
- Close to Royal Derby Hospital
- Available Late June 2026

A well presented three bedroom semi detached home occupying a highly regarded residential position on Partridge Way, a popular area located just off Utttoxeter New Road on the western side of Derby.

Partridge Way is surrounded by a wide range of everyday amenities including supermarkets, convenience stores, cafés, takeaways and leisure facilities. Nearby areas such as Mickleover and Littleover provide an excellent selection of shops, restaurants and pubs.

The property is also conveniently positioned for access to Kingsway Retail Park, offering major retailers, supermarkets and fitness facilities, whilst nearby green spaces and walking routes provide a pleasant balance of convenience and outdoor living.

Internally, the property benefits from gas central heating and double glazing throughout, with accommodation briefly comprising an entrance hallway, spacious lounge and a well appointed kitchen diner offering ample storage and dining space.

To the first floor are three well proportioned bedrooms together with a modern family bathroom.

Externally, the property benefits from a driveway, single garage and a beautifully maintained south facing rear garden, providing an excellent outdoor space for relaxing and entertaining.

The location is particularly attractive for those working at the Royal Derby Hospital, which is within walking distance of the property, together with excellent access to Derby City Centre and major commuter links including the A38, A50 and M1.

Available Late June 2026 – Please Contact the Branch to Discuss Further
Council Tax Band C
EPC Rating C

The Location

Accommodation

Ground Floor

Entrance Hallway

Accessed via a double glazed entrance door to the side elevation, with under stairs storage cupboard.

Lounge

14'0" (excluding bay window) x 10'11" (4.27m (excluding bay window) x 3.35m)

Comprising a modern electric fire with surround and marble effect hearth, coving to ceiling, two central heating radiators, double glazed bay window to the front elevation, staircase providing access to the first floor, and door leading through to the Kitchen.

Kitchen/Diner

14'8 x 8'0 (4.47m x 2.44m)

Comprising a range of modern style matching wall and base units with roll top work surfaces over and inset one and a half bowl stainless steel drainer unit with mixer tap, integrated oven, hob and extractor hood, free standing washing machine, fridge freezer, double glazed window to the rear elevation and double glazed door to the rear elevation providing access to the garden.

First Floor

Landing

With central heating radiator, double glazed window to the side elevation and doors leading to 3 bedrooms and bathroom.

Bedroom One

9'10 (to front of wardrobes) x 8'0 (3.00m (to front of wardrobes) x 2.44m)

Comprising built-in wardrobes, central heating radiator, and double glazed window to the front elevation.

Bedroom Two

10'2 x 8'2 (3.10m x 2.49m)

With central heating radiator and double glazed window to the rear elevation.

Bedroom Three

7'0 x 6'4 (2.13m x 1.93m)

With central heating radiator, and double glazed window to the rear elevation.

Bathroom

Fitted with a three-piece suite comprising panelled bath with shower over, wash hand basin, low level WC, central heating radiator, and double glazed window to the front elevation.

Outside

Front Garden


To the front of the property is a garden laid to lawn, with a side driveway, leading to an attached single garage with up and over door, providing power and light, and side access leading to the rear garden.

Rear Garden

To the rear of the property is an enclosed south facing garden area laid to lawn, with integrated stepping stones, raised walled borders, good sized paved patio area, and shed.

Council Tax

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	69	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	