



108 Starflower Way, Mickleover, Derby, DE3 0FD

Offers In The Region Of £289,950

Immaculately presented and chain-free, this nearly new three-bedroom semi-detached home on the sought-after Hackwood estate in Mickleover offers modern family living with a spacious kitchen/diner, en suite to the main bedroom, and a generous rear garden. Ideally located for excellent schools, amenities, and commuter links via the A38 and A50.

Summary Description

Scofield Stone are delighted to offer for sale this immaculately presented three-bedroom semi-detached home, positioned on the ever-popular Hackwood estate in Mickleover. Built by Redrow, this nearly new property combines stylish modern living with practical family comfort, making it ideal for growing families or those looking to downsize to a well-connected community.

The ground floor features a welcoming entrance hall, bright lounge, and a superb open-plan kitchen/dining room with French doors opening onto the rear garden, perfect for entertaining or family mealtimes. A guest cloakroom and useful storage complete the ground floor. Upstairs, there are three well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobe and en suite shower room, along with a contemporary family bathroom. Externally, the property benefits from a tandem driveway for two cars and an enclosed rear garden laid to lawn with patio and planting, offering excellent outdoor space for relaxation or play.

Mickleover is one of Derby's most desirable suburbs, known for its strong sense of community and fantastic local amenities. The village centre offers an excellent range of shops, pubs, and restaurants, with larger supermarkets such as Tesco close by. Families will appreciate the Littleover Community School catchment, while commuters enjoy easy access to the A38, A50, and Royal Derby Hospital. Green spaces including Markeaton Park and Mickleover Golf Club are nearby, along with cycle paths and walking routes connecting the area to Derby city and beyond.

Entrance Hall

Having grey, wood effect Amtico flooring and neutral decor with front aspect part obscure glazed composite main entrance door, carpet matwell, under stairs storage, radiator.

Lounge

15'10" x 10'11" (4.84 x 3.35)



Carpeted and neutrally decorated with front aspect uPvc double glazed window, tv, telephone and cable points, radiator.

Kitchen/Dining

18'1" x 11'5" (5.53 x 3.48)



Having grey, wood effect Amtico flooring and neutral decor with rear aspect uPvc double glazed window and French doors to garden, inset lights to ceiling. A range of fitted wall and floor units to shaker style in Cranbrook Stone finish with stone effect worktop, integrated dishwasher, integrated fridge/freezer, integrated double electric oven, inset gas hob with chimney style extractor hood over, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, contemporary vertical radiator and built in under stairs cupboard with plumbing and space for washing machine.

Guest Cloakroom

Having grey wood effect Amtico flooring and neutral decor with front aspect obscure uPvc double glazed window, inset lights to ceiling, low flush wc, wall mounted corner wash hand basin with chrome monobloc tap and tiled splashbacks, radiator.

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle staircase, side aspect uPvc double glazed window, access to roof space, airing cupboard with Vaillant gas combination boiler, radiator.

Bedroom One

11'4" x 11'2" (3.47 x 3.42)



Carpeted and neutrally decorated with front aspect uPvc double glazed window, stylish fitted wardrobe, radiator.

En Suite Shower Room

Having stone effect Porcelanosa tiles and neutral decor, inset

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lights to ceiling, low flush wc, wall mounted wash hand basin with chrome monobloc tap, double shower enclosure with plumbed shower and tiled splashbacks, chrome heated towel rail.

Bedroom Two

11'8" x 9'2" (3.58 x 2.81)



Carpeted and neutrally decorated with rear aspect uPvc double glazed window, radiator.

Bedroom Three

8'7" x 8'7" (2.64 x 2.62)



Carpeted and neutrally decorated with rear aspect uPvc double glazed window, radiator.

Bathroom



Having stone effect Porcelanosa tiles and neutral decor with front aspect uPvc double glazed window, inset lights to ceiling, low flush wc, wall mounted wash hand basin with chrome monobloc tap, bathtub with chrome monobloc tap and plumbed shower over with tiled splashbacks, chrome heated towel rail.

OUTSIDE

Frontage and Driveway

To the front you will find a Tarmacadam tandem driveway with adequate parking for two cars, small decorative gravel border, lawn and hedge planting.

Rear Garden



Accessed via either a side gate from the driveway or via French doors from the kitchen/diner, you will find an enclosed NW facing garden which has been landscaped to provide a paved patio, lawn and some border planting. There is also a potting shed and outside tap.

Material Information

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: B

Number and types of room: 3 bedrooms, 2 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed. The system was installed on 1 Oct 2020.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Great
Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No
Loft access: Yes - insulated and boarded, accessed by: Hatch and ladder.

Location / what3words
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ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Follow the link for the full report:

<https://moverly.com/sale/7eBKphMazabxEJH2rFQRu9/view>

Buying to Let?

Guide achievable rent price: £1100pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

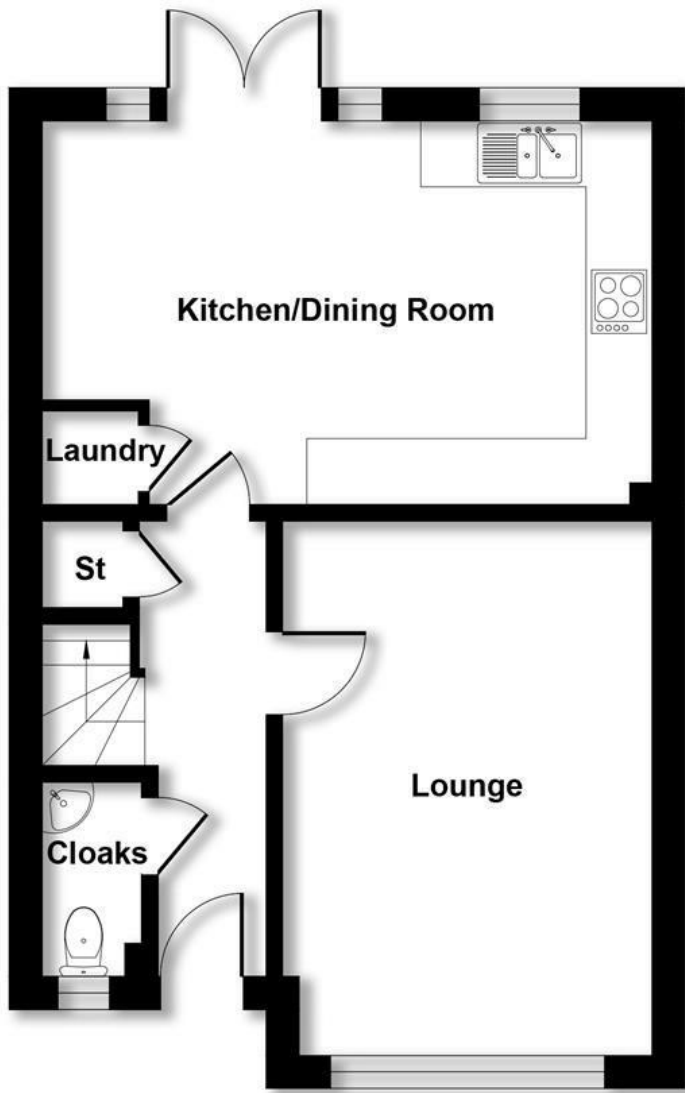
Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

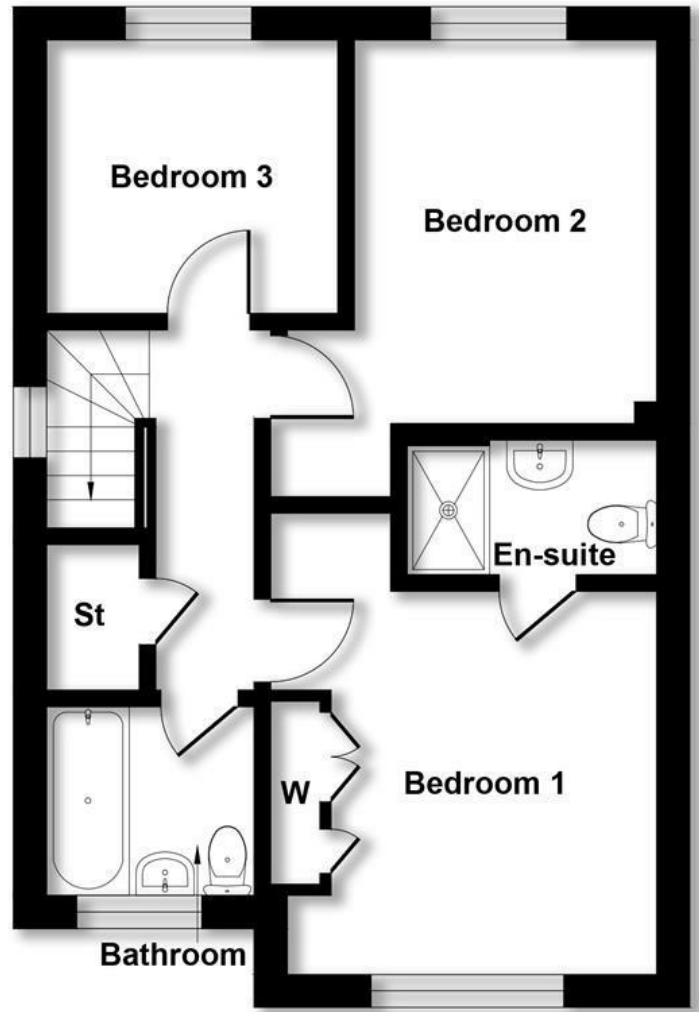


Sales: 01283 777100
Lettings: 01332 511000
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108 Starflower Way

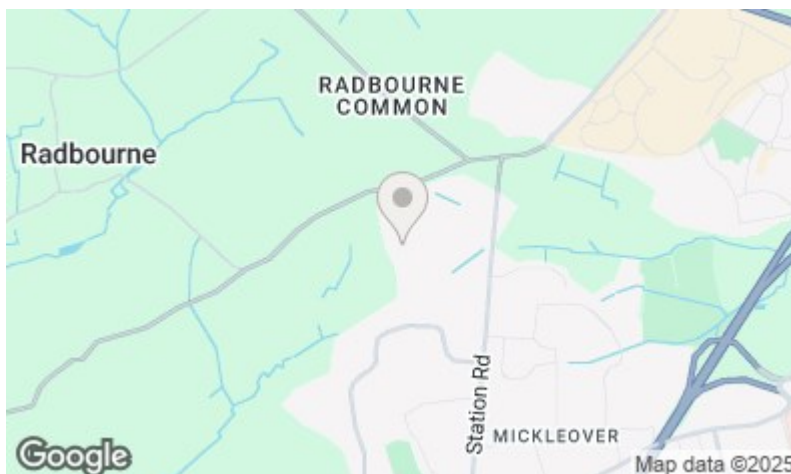


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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