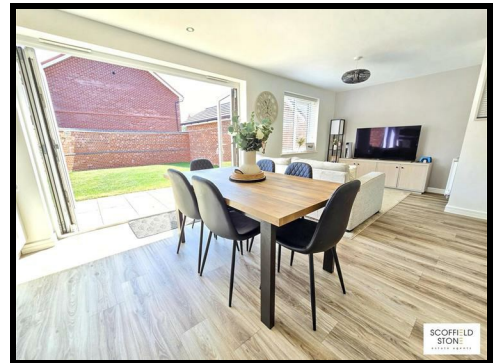




5 Moss Close, Mickleover, Derby, DE3 0BN

£410,000

A beautifully presented four double bedroom detached home occupying a desirable corner plot within a quiet Mickleover cul-de-sac. Enjoying countryside views, stylish open plan living, a private landscaped garden, oversized garage and generous family accommodation extending to 118 square metres (1,267 square feet).

5 Moss Close, Mickleover, Derby, DE3 0BN

Summary Description

Occupying a superb corner plot within a quiet cul-de-sac, this beautifully presented four double bedroom detached home combines contemporary styling with practical family living, all whilst enjoying attractive open countryside views to the front. Built to a high specification and extending to 118 square metres (1,267 square feet), the property offers spacious, light-filled accommodation finished to an excellent standard throughout. From the welcoming entrance hall, the layout flows effortlessly into a stylish open plan kitchen, dining and family room with bi-fold doors opening onto the private rear garden, creating the perfect space for everyday living and entertaining. A separate lounge, dedicated study area, utility room and guest cloakroom complete the impressive ground floor.

Designed with modern lifestyles in mind, the first floor offers four genuine double bedrooms, including an excellent principal suite with countryside views and a contemporary en-suite shower room. The remaining bedrooms are all generously proportioned and are served by a stylish family bathroom. Outside, the property continues to impress with a landscaped and private rear garden, an oversized garage with power and lighting, and a tandem driveway providing parking for at least two vehicles, with additional parking available thanks to the property's generous corner plot position.

5 Moss Close enjoys an enviable setting on the edge of popular Mickleover, with open countryside on the doorstep yet excellent access to everyday amenities. The village offers a wide range of shops, supermarkets, cafés, restaurants and leisure facilities, together with highly regarded primary and secondary schools. Excellent transport links include easy access to the A38, A50 and Derby city centre, whilst nearby rail services provide convenient connections across the Midlands and beyond, making this an ideal home for families and commuters alike.

FAST TRACKED SELLER

This property is being sold by a Fast Tracked Seller, meaning the seller has chosen to prepare key property information, checks and documentation in advance through our secure Digital Sale Ready process. This helps reduce delays, gives buyers greater confidence from the outset and allows the transaction to progress more smoothly once an offer is accepted. To gain the full benefit of this faster, more connected process, buyers are advised to use a solicitor from the same approved panel as the seller. We can provide guidance on the panel and how this can help keep the sale moving efficiently.

Entrance Hall

A welcoming entrance finished with wood-effect LVT flooring, a contemporary composite entrance door with obscure glazed side panel and access to the principal ground floor accommodation.

Open Plan Study Area

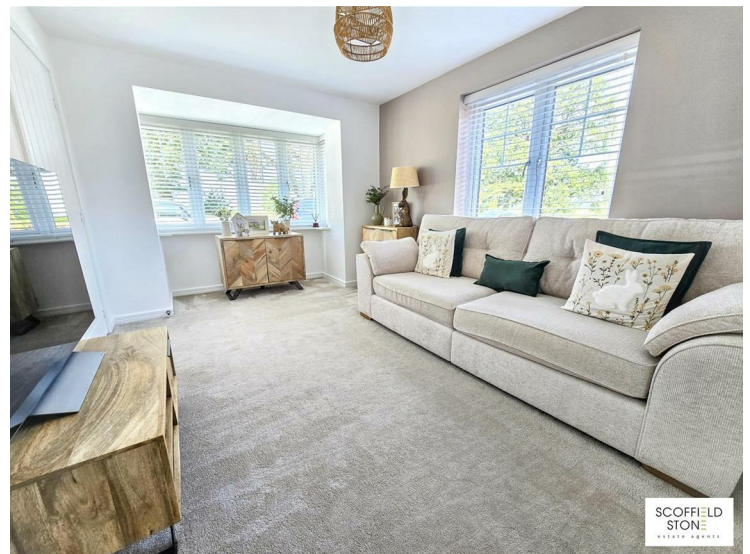
6'6 x 6'6 (1.98m x 1.98m)



A thoughtfully designed open workspace positioned off the entrance hall, ideal for home working or studying. A front-facing double glazed window with fitted Venetian blind enjoys uninterrupted countryside views, creating an inspiring place to work.

Lounge

9'9 x 15'8 (2.97m x 4.78m)



A bright and elegant reception room featuring a front-facing bay window and additional side window, both fitted with Venetian blinds and offering delightful views across open countryside. Complete with television and telephone points.

5 Moss Close, Mickleover, Derby, DE3 0BN

Open Plan Kitchen, Dining & Family Room

21'2 x 13'2 (6.45m x 4.01m)



The heart of the home is this superb open plan living space, perfectly designed for everyday family life and entertaining alike. Stylish shaker-style cabinetry is complemented by stone work surfaces and a comprehensive range of integrated appliances including an induction hob with extractor, oven, microwave and fridge/freezer. Rear bi-fold doors open seamlessly onto the garden, creating an excellent indoor-outdoor connection, while a useful understairs storage cupboard incorporates an internet access point.

Utility Room

5'8 x 4'3 (1.73m x 1.30m)

A practical separate utility fitted with matching shaker-style cabinetry, stone worktop, plumbing for a washing machine, the wall-mounted gas combination boiler and additional storage.

Guest Cloakroom

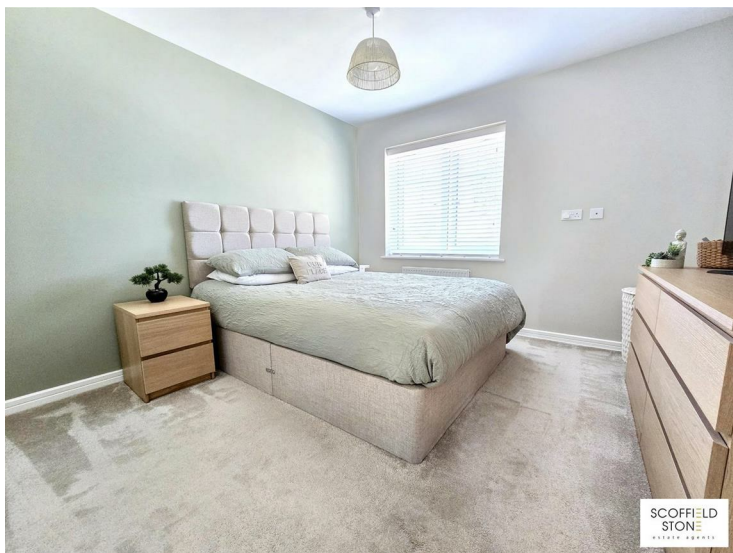
Fitted with a modern two-piece suite comprising a wall-mounted wash basin, low-level WC, contemporary splashback tiling and a side-facing obscure glazed window.

First Floor Landing

A spacious landing with attractive spindle balustrade, loft access and radiator.

Principal Bedroom

10'6 x 11'3 (3.20m x 3.43m)



A generous principal bedroom enjoying stunning countryside views through a front-facing window with fitted Venetian blind. Complete with television point and access to the en-suite.

En-Suite Shower Room

7'2 x 5'0 (2.18m x 1.52m)

Stylishly appointed with a double shower enclosure featuring a mains-fed shower, wall-mounted wash basin, low-level WC, heated chrome towel rail, shaving point and contemporary tiled splashbacks.

Bedroom Two

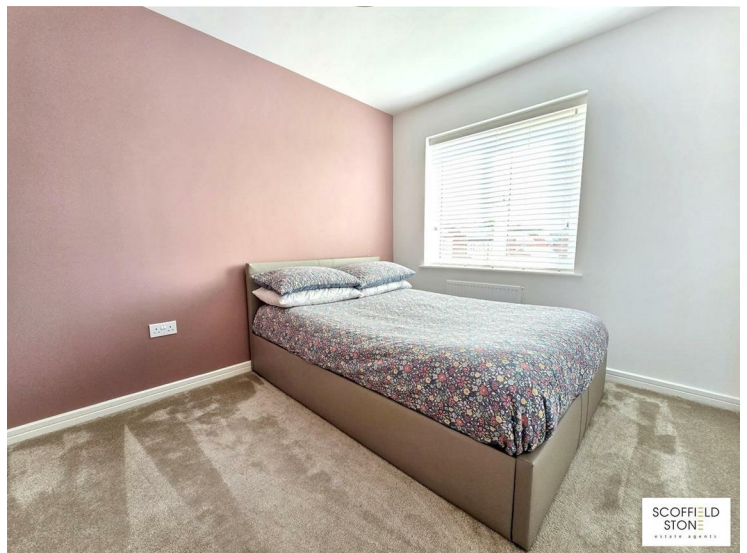
8'8 x 11'4 (2.64m x 3.45m)



A well-proportioned double bedroom overlooking the rear garden, benefiting from fitted wardrobes and attractive sloping ceiling detail.

Bedroom Three

10'2 x 9'7 (3.10m x 2.92m)



A comfortable rear-facing bedroom with fitted Venetian blind and neutral décor.

5 Moss Close, Mickleover, Derby, DE3 0BN

Bedroom Four

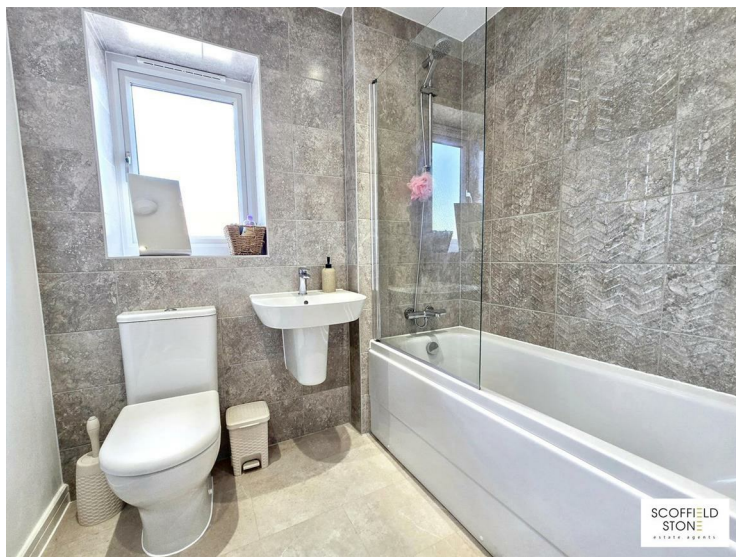
13'7 x 7'11 (4.14m x 2.41m)



Positioned to the front of the property, this versatile bedroom enjoys attractive countryside views and includes a useful over-stairs storage cupboard.

Family Bathroom

5'10 x 6'10 (1.78m x 2.08m)



Beautifully finished with stone-effect flooring, contemporary tiling and a modern three-piece suite comprising a bath with mixer tap and handheld shower attachment, wall-mounted wash basin, low-level WC and heated chrome towel rail.

Outside

Front Garden & Driveway

The property enjoys an attractive frontage with a lawn and low hedged border beneath a covered storm porch. A tarmac driveway provides tandem parking for at least two vehicles, with additional parking available thanks to the generous corner plot position. Directly opposite, a magnificent mature oak tree enhances the outlook across open countryside.

Garage

20'4" x 10'5" (6.20m x 3.20m)

An oversized single garage with up-and-over door, power, lighting and useful roof truss storage.

Rear Garden



The enclosed rear garden offers an excellent degree of privacy and has been attractively landscaped with a lawn and paved patio, providing an ideal space for outdoor dining and entertaining. A side gate provides access to the driveway and garage, while an external cold water tap adds everyday practicality.

Material Information

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: E

EPC rating: B

The building

Detached house, standard brick and block construction

Accessibility adaptations: Wide doorways

Loft: insulated and unboarded, accessed by Loft Hatch

Outside areas: Front garden, Rear garden, and Side garden

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 great, Vodafone great, Three good, EE great

Parking: Garage

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order
No environmental risks recorded
No specialist issues recorded
Onward chain: no

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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/JuKz3WSbZmpDL36XTFPWUy/view>

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.

Buying to Let?

Guide achievable rent price: £1600pcm

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.

Location / what3words

///loving.rips.scrap

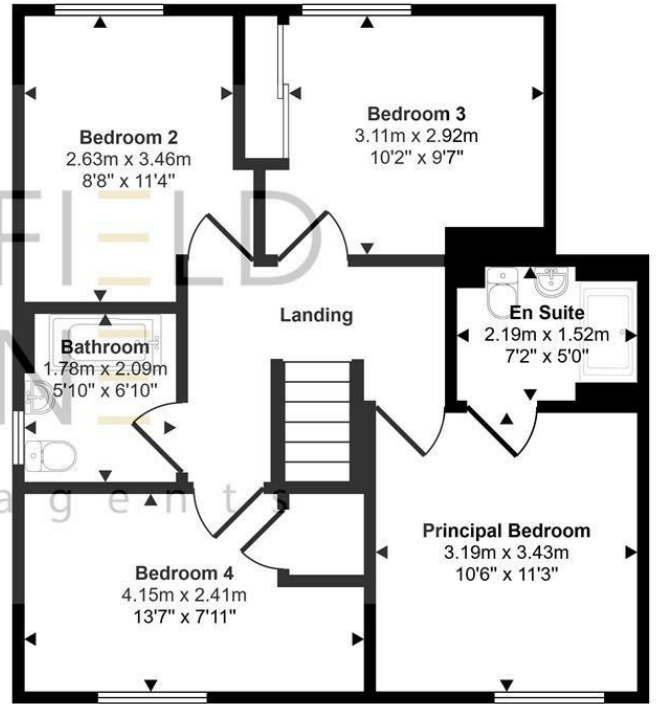
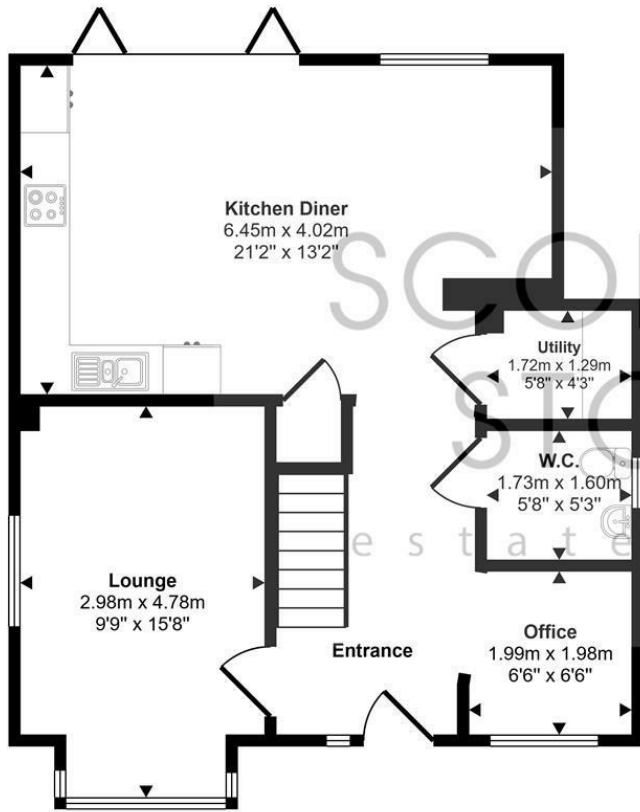
ID Checks for buyers

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 non-refundable charge of £25 per person to cover the cost of these checks.

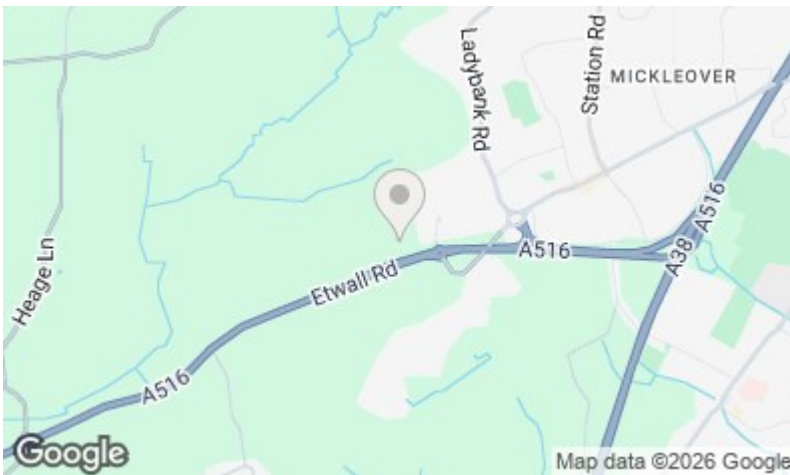


Sales: 01283 777100
Lettings: 01332 511000
www.scofieldstone.co.uk

Approx Gross Internal Area
118 sq m / 1269 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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	



Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scoffieldstone.co.uk
w: www.scoffieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980