



**15 Snowdrop Road, Mickleover, Derby, DE3 0HF**

**£300,000**

Chain Free - A nearly new three bedroom detached home in a modern Redrow development in Mickleover, Derby. Driveway parking for two cars, three double bedrooms plus en suite, and a bright open plan kitchen diner with French doors to an enclosed lawned garden and patio. Great access for Derby, A38, A50 and M1.



### Summary Description

Set within a modern Redrow development in sought after Mickleover, Derby, this nearly new three bedroom detached home offers smart, low maintenance living with driveway parking for two cars and an enclosed rear garden. The layout is ideal for couples, young families and downsizers, combining clean presentation with well planned space across two floors.

The entrance hall features wood effect LVT flooring and handy under stairs storage. A carpeted front lounge provides a comfortable retreat, while to the rear the open plan kitchen diner forms the hub of the home. Finished with contemporary units and wood effect worktops, it includes integrated appliances such as a double electric oven, gas hob with extractor, fridge freezer and dishwasher, plus a stainless steel sink. Inset ceiling lighting and French doors add a modern finish and open onto the patio and lawn, ideal for summer dining. A walk in utility cupboard provides plumbing for a washing machine and extra workspace, and a guest cloakroom completes the ground floor. Upstairs are three double bedrooms, including a principal room with an en suite shower room, plus a fitted family bathroom. Gas central heating is provided by a combination boiler.

Mickleover is a popular suburb on the western side of Derby, known for its range of shops, cafes and everyday services, as well as nearby green spaces. Families will appreciate access to local schooling options within the area. Derby city centre, the Royal Derby Hospital and employment hubs are straightforward to reach, while the A38, A50 and M1 provide strong road links across Derbyshire and beyond. Regular bus services and Derby railway station add convenient public transport connections for commuters.

### Entrance Hall

3'6 x 12'5 (1.07m x 3.78m)

Having wood effect LVT flooring, front aspect part obscure glazed composite main entrance door, under stairs storage, radiator.

### Lounge

10'2 x 14'10 (3.10m x 4.52m)



Carpeted, front aspect upvc double glazed window, radiator, tv and telephone points.

### Kitchen/Diner

17'0 x 10'6 (5.18m x 3.20m)



Having wood effect LVT flooring, rear aspect upvc double glazed window, rear aspect upvc double glazed French doors to garden, inset lights to ceiling, fitted wall and floor units to contemporary style with wood effect worktops, inset stainless steel sink with drainer vegetable preparation and chrome monobloc tap, integrated double electric oven, inset gas hob with chimney style extractor hood over, integrated fridge/freezer, integrated dishwasher, contemporary vertical radiator, tv point, walk in utility cupboard with plumbing for washing machine and worktop.

### Guest Cloakroom



Having wood effect LVT flooring, front aspect obscure upvc double glazed window, low flush wc, wall mounted wash hand basin with chrome monobloc tap and tiled splashback, inset lights to ceiling, radiator.

### Stairs/Landing

Carpeted, side aspect upvc double glazed window, wooden spindle balustrade, over stairs storage cupboard with wall mounted gas combination boiler, radiator, access to roof space.

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### Principal Bedroom

10'6 x 10'7 (3.20m x 3.23m)



Carpeted, front aspect upvc double glazed window, radiator.

### Bedroom Two

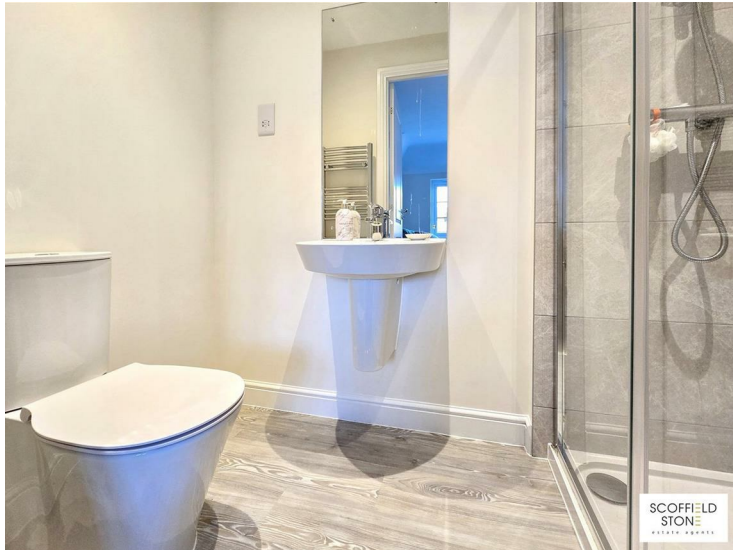
8'5 x 10'10 (2.57m x 3.30m)



Carpeted, rear aspect upvc double glazed window, radiator.

### En Suite Shower Room

6'10 x 3'8 (2.08m x 1.12m)



Having wood effect LVT flooring, inset lights to ceiling, low flush wc, wall mounted wash hand basin with chrome monobloc tap, double shower enclosure with plumbed shower, tiled splashbacks, chrome heated towel rail.

### Bedroom Three

8'0 x 7'11 (2.44m x 2.41m)



Carpeted, rear aspect upvc double glazed window, radiator.



## Bathroom

6'1 x 5'1 (1.85m x 1.55m)



Having wood effect LVT flooring, front aspect obscure upvc double glazed window, low flush wc, wall mounted wash hand basin with chrome monobloc tap, bathtub with chrome monobloc tap and plumbed shower, tiled splashbacks, inset lights to ceiling, chrome heated towel rail.

## OUTSIDE

### Frontage and Driveway



Car parking for two cars can be found on the tarmacadam tandem driveway to the side, whilst at the front you are greeted by herbaceous borders.

## Rear Garden



To the rear you will find an enclosed contoured garden, which is landscaped to provide a mixture of lawn and paved patio.

## Material Information

Material information has not yet been provided by the seller. We have requested it, but it has not been supplied at the time of listing. We will update the advert if and when it is provided. Buyers should take independent advice and make their own enquiries.

## 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: £1250pcm

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

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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.

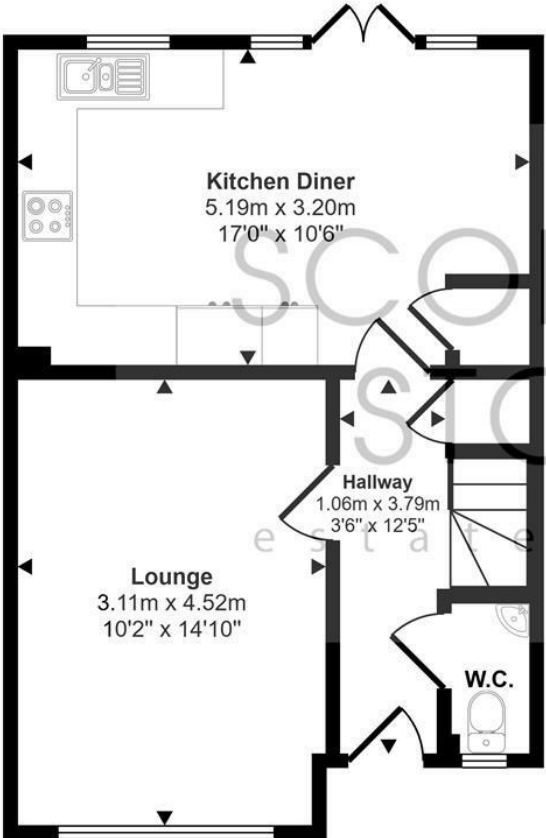
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There is a small non-refundable charge of £25 per person to cover the cost of these checks.

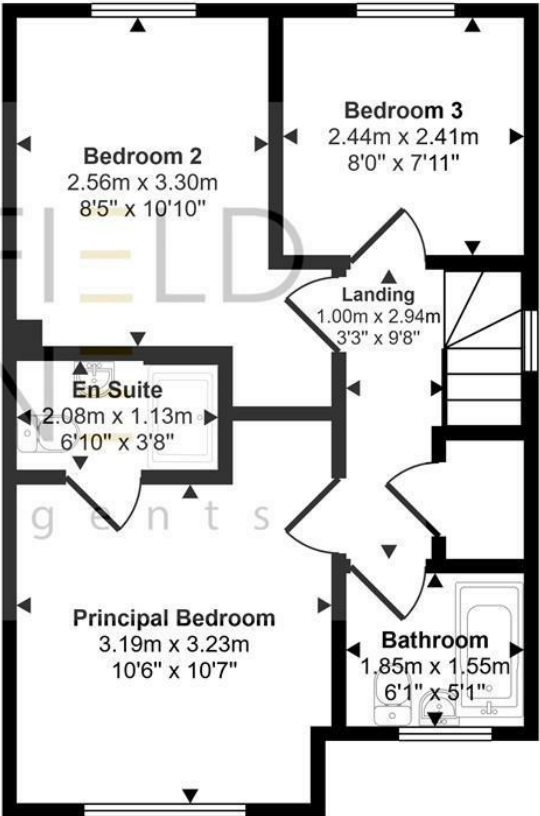


Sales: 01283 777100  
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Approx Gross Internal Area  
79 sq m / 848 sq ft

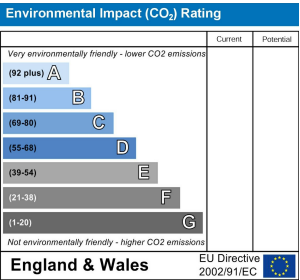
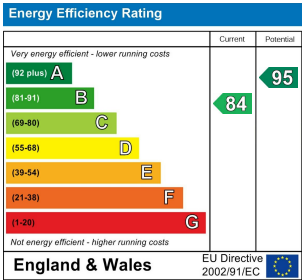


Ground Floor  
Approx 39 sq m / 423 sq ft



First Floor  
Approx 39 sq m / 425 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.



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