



**224 Starflower Way, Mickleover, Derby, DE3 0FD**

**£325,000**

Chain free and well located in popular Mickleover, this freehold three bedroom detached home offers 87 square metres (936 square feet), a fitted kitchen diner with French doors, en suite to the main bedroom, tandem driveway parking and an enclosed rear garden, ideal for families or downsizers.

## 224 Starflower Way, Mickleover, Derby, DE3 0FD

### Summary Description

Located on a popular modern development in Mickleover, Derbyshire, 224 Starflower Way is a chain free, freehold three bedroom detached home offering 87 square metres (936 square feet) of well arranged accommodation. This is a property that will appeal to a range of buyers, including growing families, professional couples and downsizers seeking practical space, off road parking and an enclosed rear garden. The layout is straightforward and functional, with a welcoming entrance hall, a comfortable front lounge, and a kitchen diner across the rear that opens directly onto the garden.

The property's key features combine convenience and everyday usability. The kitchen diner is fitted with a range of integrated appliances including an oven, hob, extractor, fridge freezer, dishwasher and washer dryer, with French doors providing a good connection to the outside space. There is also a useful guest cloakroom/WC on the ground floor. Upstairs, the main bedroom benefits from its own en suite shower room, while the remaining two bedrooms are served by a family bathroom with a shower over the bath. Outside, the front offers a tandem double driveway, while the rear garden includes patio seating areas, lawn, side access and a cold water tap, making it easy to maintain and enjoy.

Mickleover remains one of Derby's most consistently popular residential areas, known for its broad range of shops, supermarkets, cafes, healthcare facilities and everyday amenities. There is access to well regarded local schooling for a range of ages, along with regular public transport links into Derby city centre and surrounding areas. The property is also well placed for major road connections including the A38, A50 and A516, helping with travel towards Derby, Burton upon Trent, the M1 and East Midlands destinations.

### Entrance Hall

Having ceramic tile effect cushion flooring, front aspect part obscure composite main entrance door, radiator.

### Lounge

10'0 x 15'3 (3.05m x 4.65m)



Carpeted, front aspect upvc double glazed window with fitted louvre blinds, tv and telephone points, radiator.

### Kitchen/Diner

17'0 x 11'4 (5.18m x 3.45m)



Having ceramic tile effect cushion flooring, rear aspect upvc double glazed French doors to garden, rear aspect upvc double glazed window, fitted wall and floor units with wood effect worktops and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome monobloc tap, inset gas hob with chimney style extractor hood over, integrated fridge/freezer, integrated electric oven, integrated dishwasher, integrated washer/dryer, under stairs storage cupboard.

### Guest Cloakroom/WC

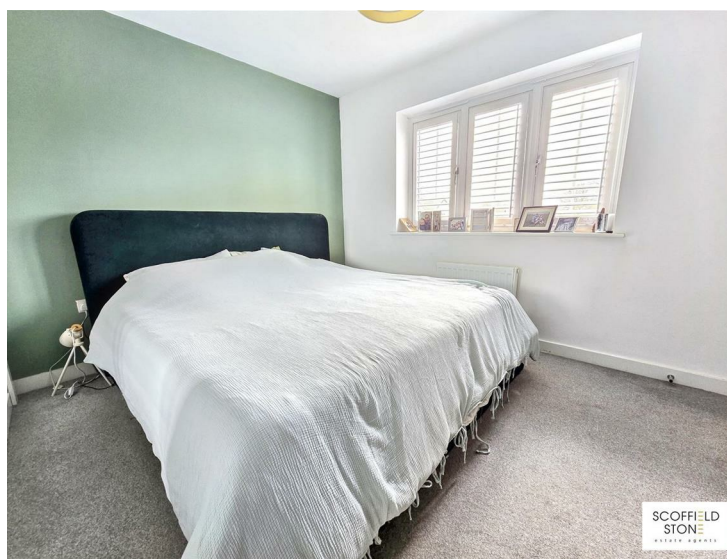
Having ceramic tile effect cushion flooring, front aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome monobloc tap, radiator.

### Stairs/Landing

Carpeted, wooden spindle balustrade, airing cupboard with gas combination boiler, access to roof space.

### Bedroom One

11'10 x 10'11 (3.61m x 3.33m)



Carpeted, front aspect upvc double glazed window with fitted louvre blinds, radiator.

### En Suite Shower Room

5'0 x 7'8 (1.52m x 2.34m)

Having ceramic tile effect cushion flooring, front aspect obscure upvc double glazed window, low flush wc, wall mounted wash hand basin with chrome monobloc tap, double shower enclosure with plumbed shower, tiled splashbacks.

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### Bedroom Two

10'6 x 8'8 (3.20m x 2.64m)



Carpeted, rear aspect upvc double glazed window, radiator.

### Bedroom Three

6'4 x 8'11 (1.93m x 2.72m)



Carpeted, rear aspect upvc double glazed window, radiator.

### Bathroom

6'0 x 6'6 (1.83m x 1.98m)



Having ceramic tile effect cushion flooring, side aspect obscure upvc double glazed window, low flush wc, wall mounted wash hand basin with chrome monobloc tap, bathtub with chrome mixer tap and plumbed shower over, tiled splashbacks, radiator.

### OUTSIDE

#### Frontage and Driveway



Car parking is provided by the tarmacadam tandem double driveway. There is a small lawn to the front with pathway to the main entrance, hedge and rail boundary.

### Rear Garden



An enclosed garden with paved patio, decked patio and lawn. A side gate leads to the front of the property. Cold water tap.

### 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: £1,300pcm

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. Scoffield 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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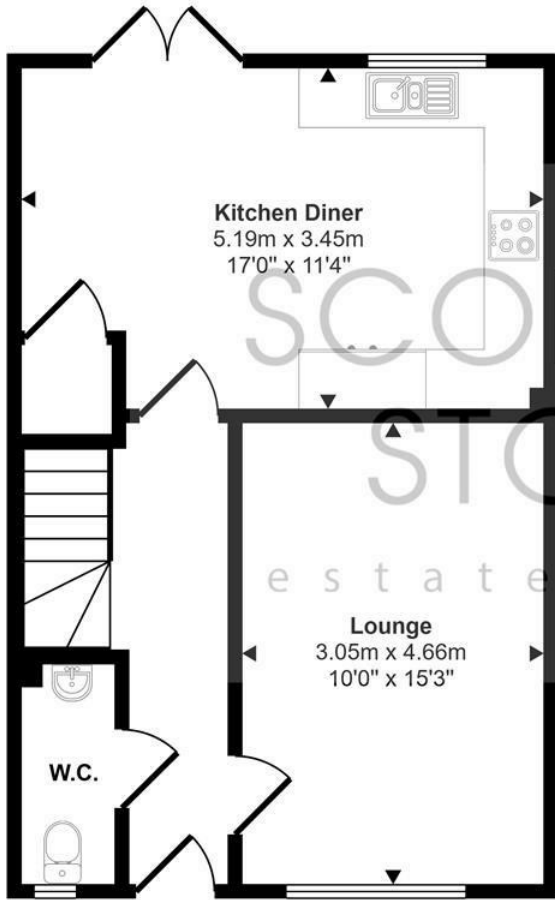
### ID Checks for buyers

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

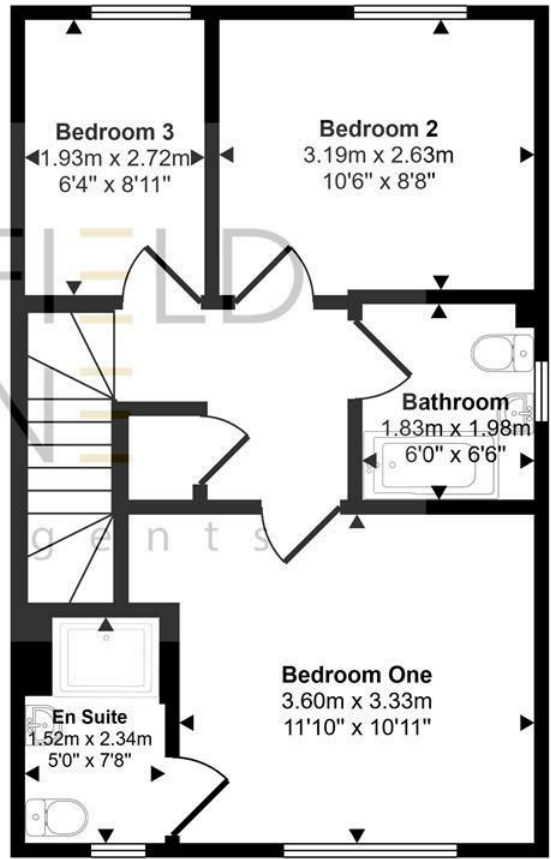


Sales: 01283 777100  
Lettings: 01332 511000  
[www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)

Approx Gross Internal Area  
87 sq m / 936 sq ft

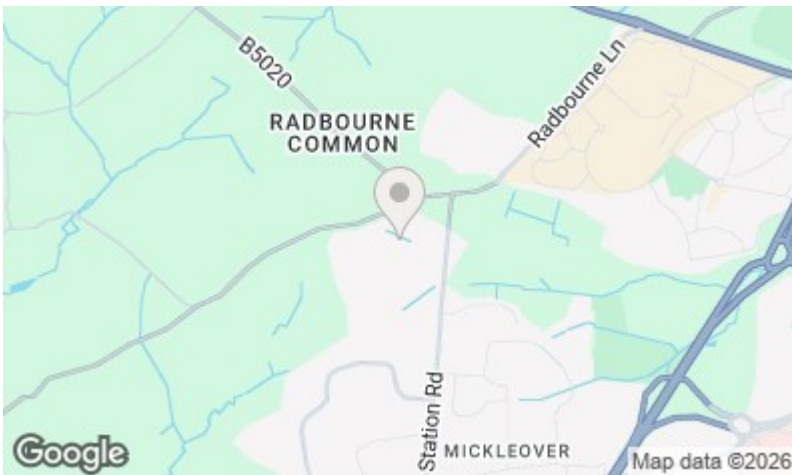


**Ground Floor**  
Approx 43 sq m / 466 sq ft



**First Floor**  
Approx 44 sq m / 470 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) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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



**Hilton Office**  
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