





Impressive property full of character and charm with a the perfect balance of modern living.

Located in the Mickleover Country Park development abutting stunning countryside and walking distance to the Pastures Golf Club. Beautifully presented throughout and offering a hallway, guest cloakroom, high specification fitted dining kitchen with utility room and a lounge with windows overlooking the gardens. Two double bedrooms, bathroom and an ensuite completes the first floor. The property was fully renovated and updated in 2024

The property was originally built around 1850 and converted in 1999. It retains much charm and character throughout with its featured vaulted high ceilings and can only be appreciated when viewed. Communal Grounds - Delightful extensive, mature communal grounds with numerous lawns, and shrub borders. This property comes with a single garage and drive, there is also plenty of visitor parking.

The location is close to Mickleover village, where there is an excellent range of local shops, bars and restaurants.

Excellent local education facilities are close at hand including reputable primary schools and the property is within the noted John Port School catchment area.

The property is well placed for Derby and Burton centres, with fast access onto the A38, A50 leading to the M1 motorway.



ABODE  
SALES & LETTINGS

## HALL

Entrance door into the hall with stairs to the first floor, under stairs storage cupboard, radiator and doors to -

## CLOAKROOM

Two part cloakroom with storage and cloaks area first through to a low flush wc, vanity sink unit with wash and basin and storage under, chrome ladder style radiator.

## LOUNGE

Two double glazed picture windows over looking the gardens, two radiators and feature coving to the ceiling.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with solid work work surfaces and a ceramic sink and drainer. Fitted electric double oven with gas hob and fitted extractor hood, integrated fridge freezer and dishwasher. Two double glazed window so the front and a chrome ladder style radiator.

## UTILITY ROOM

Matching fitted units with solid work surface, chrome ladder style radiator, plumbing and space for a washing machine and space for a tumble dryer.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Built in wardrobes, two double glazed windows overlooking the countryside and a radiator.



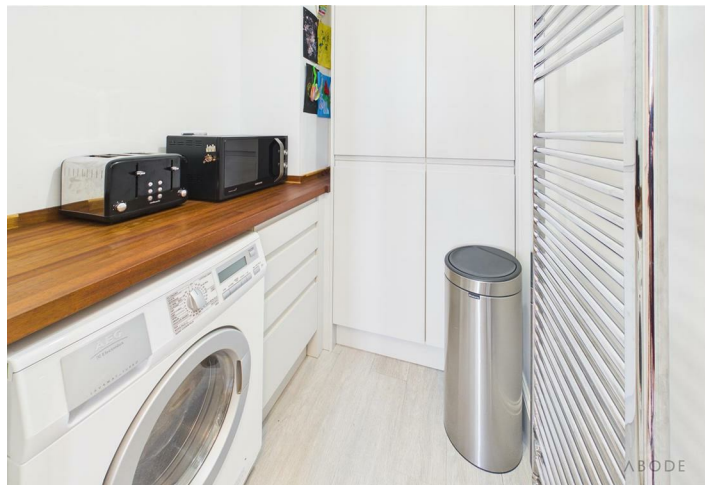
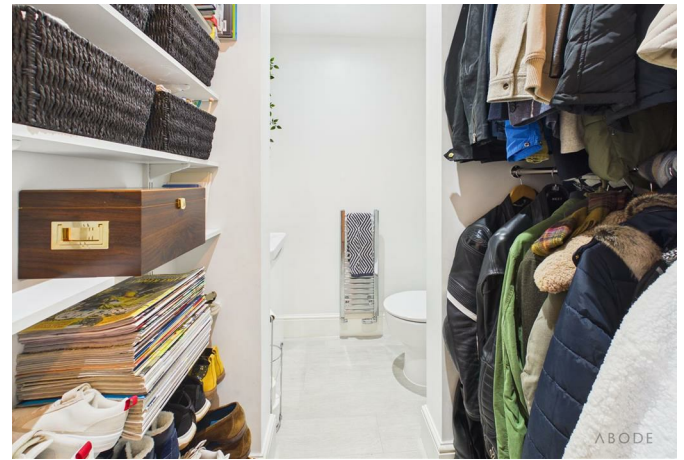
## EN SUITE

Enclosed shower with rainfall and hand held showers, wash hand basin, low flush wc, chrome ladder style radiator.

## BEDROOM 2

Three double glazed windows, wardrobes and a radiator.





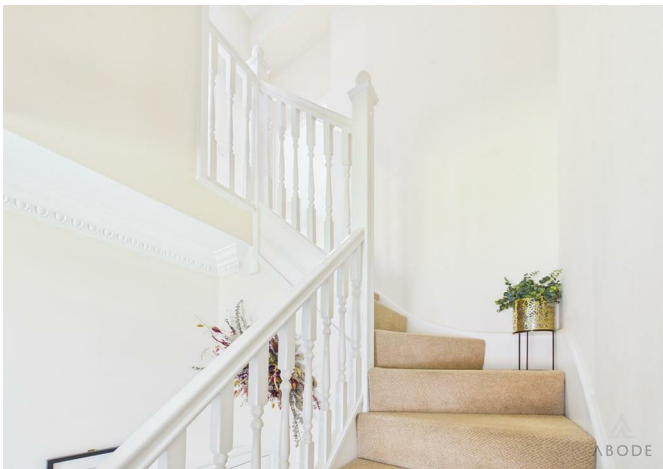
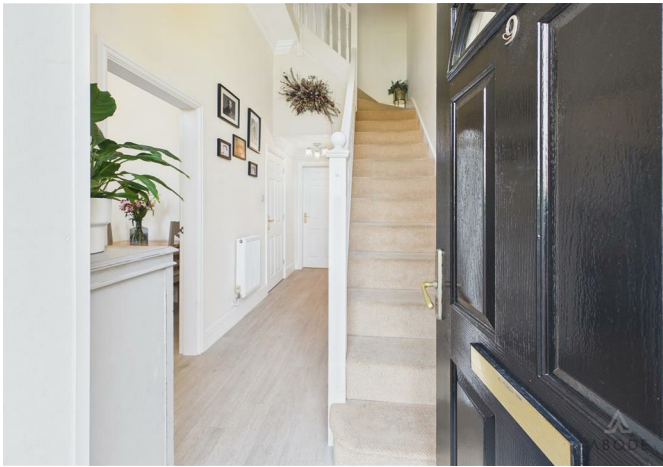


## BATHROOM

Walk-in shower, wash hand basin, low flush wc, chrome ladder style radiator.

## GARAGE

Single garage with light.



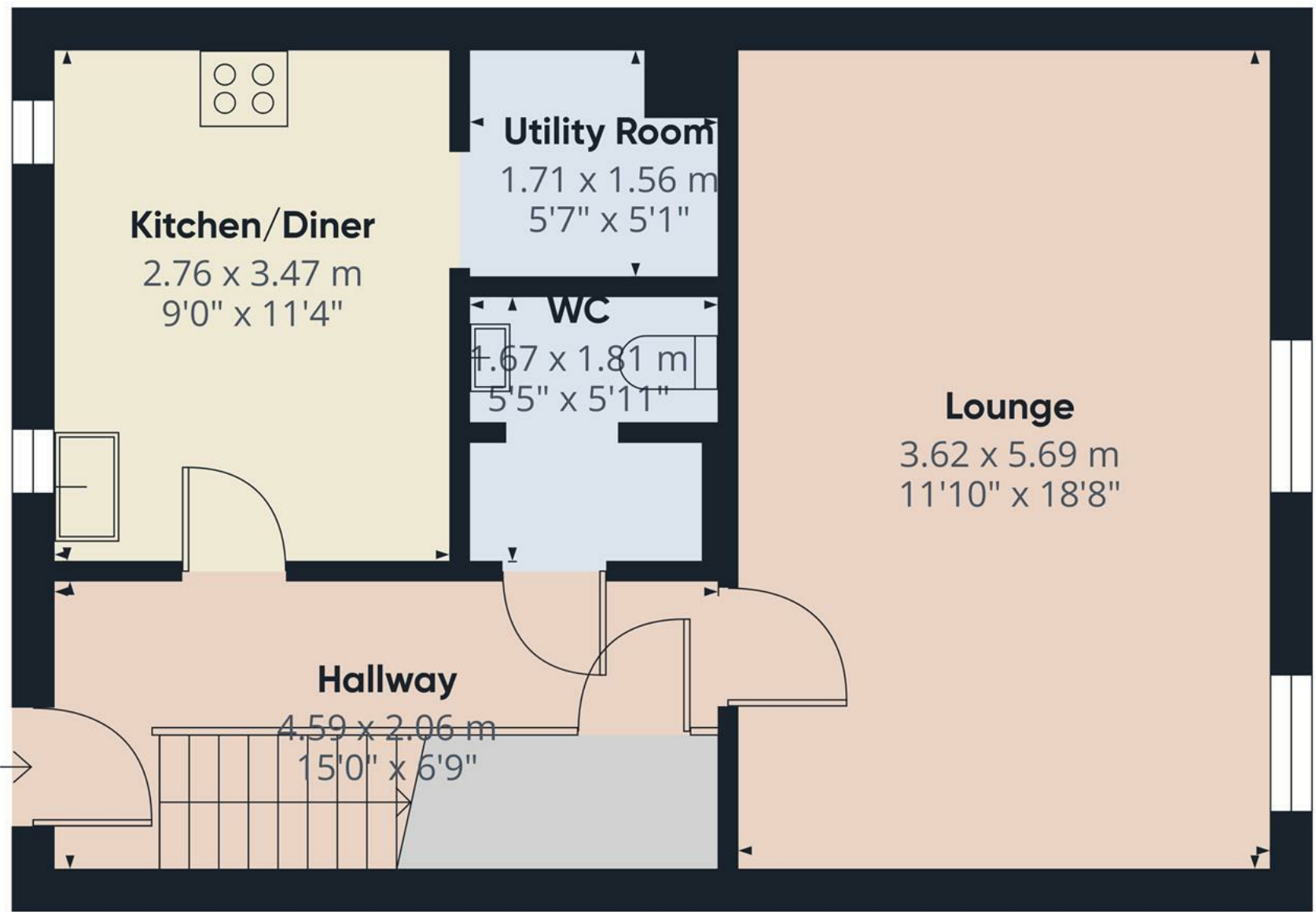












Approximate total area<sup>(1)</sup>  
45.7 m<sup>2</sup>  
491 ft<sup>2</sup>

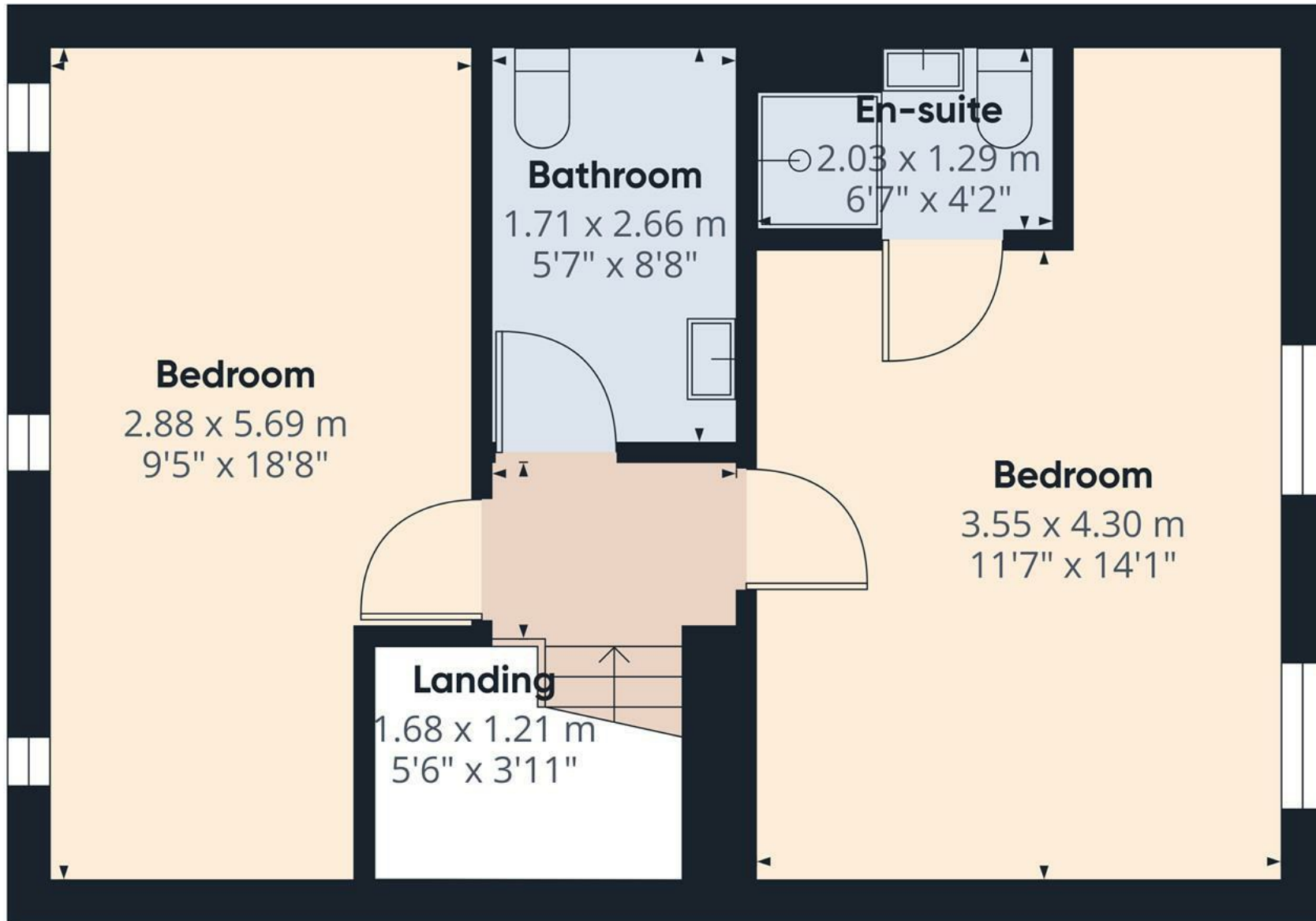
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Approximate total area<sup>(1)</sup>

41.7 m<sup>2</sup>  
449 ft<sup>2</sup>

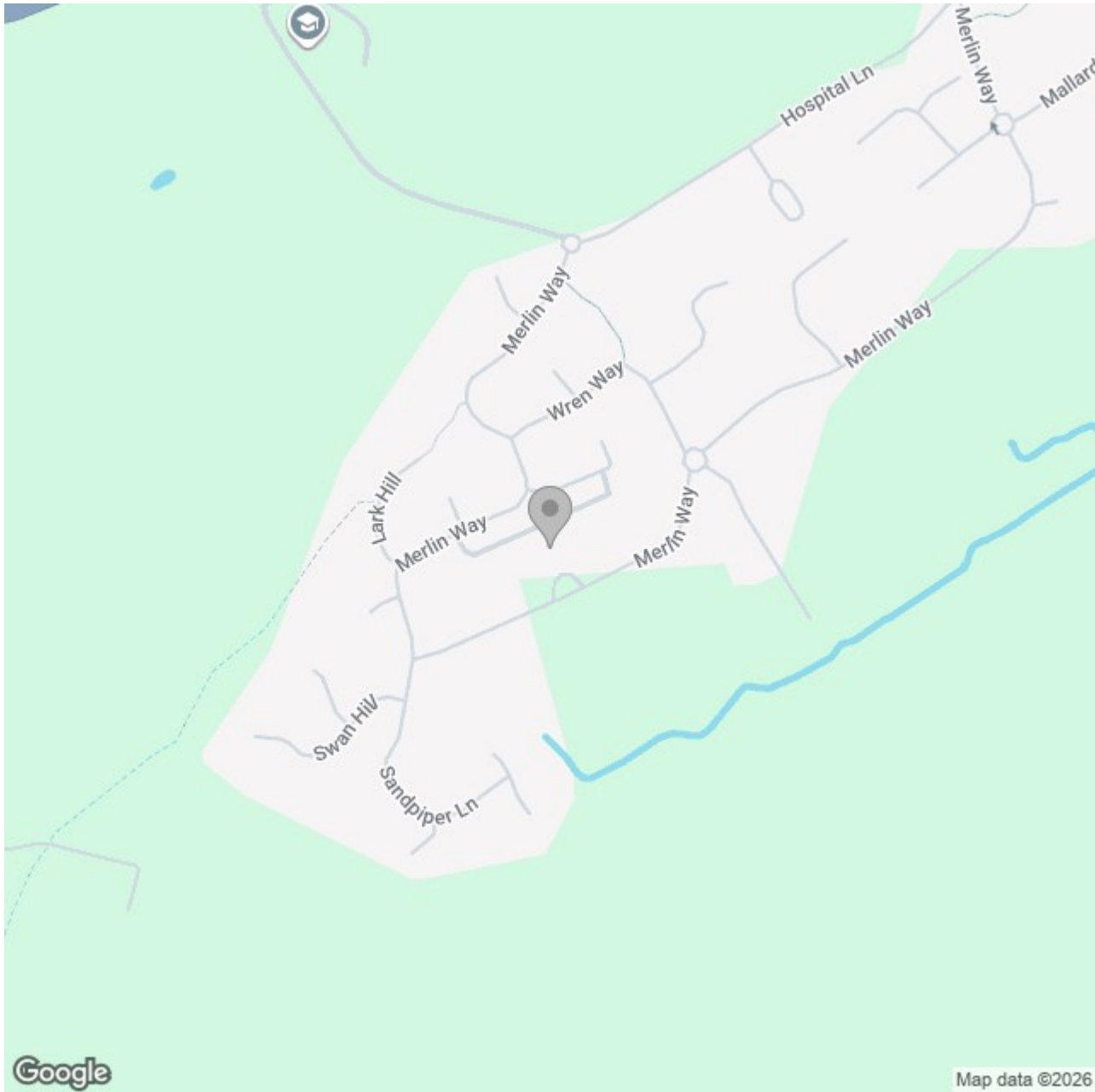
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	