



**42 Harper Drive  
Mickleover  
Derby  
DE3 0AE**

**Guide Price  
£675,000**

- SUPERB PLOT
- ATTRACTIVE OPEN GREEN SPACE TO THE FRONT
- AMPLE PARKING/DOUBLE GARAGE
- FIVE DOUBLE BEDROOMS/CLOAKROOM AND UTILITY
- THREE BATHROOMS, ALL WITH SEPARATE SHOWERS
- LARGE LIVING KITCHEN WITH QUARTZ WORKTOPS
- SPACIOUS LOUNGE AND SEPARATE DINING ROOM
- HOME OFFICE/PLAYROOM/SNUG
- LANDSCAPED REAR GARDEN WITH SOUTHERLY ASPECT
- TO INCLUDE SUMMER HOUSE WITH HOT TUB, GREEN HOUSE AND GARDEN BAR



## GENERAL INFORMATION

### THE PROPERTY

Scargill Mann & Co. are delighted to offer this stunning, impressive, double-fronted three-storey residence for sale in a delightful situation, fronting a fabulous green space. Sitting at the end of a private driveway the plot provides ample parking facilities for numerous vehicles and a detached brick-built double garage, whilst the property offers spacious and well-thought-out accommodation, ideal for a family.

Built by David Wilson Homes in 2021 and retaining a further 7 years of the NHBC warranty, this "Lichfield" design home offers an impressive entrance hall leading to an open-plan dining kitchen with quartz worktops, integrated appliances and French doors leading into the garden and a utility room. There is also a comfortable lounge with double doors opening into the dining room, which has French doors giving access out to the patio and garden beyond, there is also a home office/playroom/snug and a guest cloakroom to the ground floor.

On the first floor is an impressive landing leading to a fabulous principal suite with windows to the front and rear, offering lots of light. There is a dressing area with a range of built-in wardrobes and an ensuite bathroom with a bath and a separate shower. On this floor are two further double bedrooms with built-in wardrobes and a family bathroom with a four-piece suite.

The second floor offers lots of flexibility. There are two large double bedrooms with built-in wardrobes, one with a Jack-and-Jill ensuite bathroom. Alternatively, one of the bedrooms could be used as a cinema room or games room, or the two rooms could be a fantastic principal suite with a bedroom and large dressing room. The choice is yours.





Outside, the property oozes kerb appeal with a superb frontage. A gate gives access from the drive into the rear landscaped garden, which has a southerly aspect, patio areas, raised shrub beds, lawn, trees, and shed and greenhouse. Viewing is strongly recommended.

#### LOCATION

The property is situated on the edge of Mickleover, a highly sought-after suburb of Derby. It offers an excellent range of facilities, including a supermarket, bakery, butchers, bars, and restaurants. The area is serviced by a doctor's surgery and dentist, and nearby leisure facilities include the Mickleover Golf Course and countryside walks. The area is also well-connected for those who travel, with good access to the A38 and A50 trunk roads and the motorway network beyond.

#### GROUND FLOOR ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

2.65m x 4.48m (8'8" x 14'8")

Has attractive wood effect flooring, stairs off to first floor, useful understairs storage cupboard, doors to lounge, study, kitchen and a further door opens through to the guest cloakroom.

#### GUEST CLOAKROOM

1.02m x 1.67m (3'4" x 5'5")

Has W.C., corner pedestal hand wash basin with tiled splashbacks, radiator, extractor fan and recessed ceiling down lights.

#### LOUNGE

4.27m x 5.05m (14'0" x 16'6")

It has two windows to the front aspect, offering lovely views over the front aspect and front garden. There are ceiling light points, a radiator, and double doors that open through to the dining room.

#### DINING ROOM

2.97m to window x 3.54m width (9'8" to window x 11'7" width)

A lovely light room with French doors and glazed side screens overlooking the rear landscaped garden. A radiator, ceiling light point and a door leading through to the superb family living and dining kitchen.

#### FAMILY LIVING DINING KITCHEN

7.08m x 3.76m to window (23'2" x 12'4" to window )

Another lovely light room with the continuation of the wood effect flooring, views over the garden and access to the patio from the French door. The

kitchen area has a good range of attractive base cupboards and wall cabinets with glass display units; quartz upstands and worktops are inset with a five-ring AEG gas hob and a one-and-a-quarter stainless steel sink with mixer taps. Integrated appliances include an AEG double oven, wine cooler, dishwasher, fridge freezer, and an AEG extractor hood. A door opens to the utility.

#### UTILITY ROOM

2.71m to the door x 1.67m (8'10" to the door x 5'5")

With matching base cupboards and wall-mounted cabinets, the domestic hot water and central heating Ideal Logic boiler is housed here. The worktops are inset with a stainless steel sink and side drainer. There is space for a washing machine and tumble dryer. A door leads out to the side aspect. There is a ceiling light point and radiator.

#### HOME OFFICE/PLAYROOM/SNUG

3.60m x 2.51m (11'9" x 8'2")

This attractive multipurpose room is currently set up as a study but could become a playroom for young children or snug. Two windows overlook the front aspect, a radiator, and a ceiling light point.

#### FIRST FLOOR ACCOMMODATION





#### LANDING

2.91m x 6.35m (9'6" x 20'9")

It is an impressive space with stairs off to the second floor, a window overlooks the attractive front aspect. There is a radiator, a useful storage cupboard, and a further cupboard housing the domestic hot water tank. All doors lead off.

#### PRINCIPAL BEDROOM

4.25m x 5.07m (13'11" x 16'7")

A spacious, light and airy room with two windows looking out over the front aspect, radiator, ceiling light point and large opening leading through to the dressing area.

#### DRESSING AREA

1.67m to wardrobe x 2.97m to window (5'5" to wardrobe x 9'8" to window)

It has recessed ceiling down lights, a window overlooking the rear garden, and a range of built-in wardrobes with mirrored doors providing hanging space and shelving. There is also a radiator and a door leading through to the superb en suite bathroom.

#### EN SUITE BATHROOM

2.94m x 1.71m width excl shower cubicle (9'7" x 5'7" width excl shower cubicle)

This well-presented en suite is equipped with a bath with mixer taps, a pedestal hand wash basin, W.C. and a large fully tiled shower enclosure with glazed screens. It also has attractive wood-effect flooring, an obscure window to the rear aspect, tiled surrounds, and recessed ceiling-down lights.



#### BEDROOM TWO

3.66m to window x 3.84m width (12'0" to window x 12'7" width)

This lovely light room has two windows to the front aspect, radiator, ceiling light point and is fitted with a range of built-in wardrobes providing hanging space and shelving.

#### BEDROOM THREE

3.52m width x 3.75m to windows (11'6" width x 12'3" to windows)

Has two windows over looking the rear garden, radiator, ceiling light point and a triple wardrobe providing hanging space and shelving.

#### FAMILY BATHROOM

2.23m width excl shower cubicle x 2.66m (7'3" width excl shower cubicle x 8'8")

The family bathroom comprises a bath with mixer taps, W.C., pedestal hand wash basin, and large fully tiled shower enclosure with glazed screens. The walls have tiled surrounds, there is an obscure window to the rear aspect, recessed ceiling down lights, and a heated chrome towel rail.

#### SECOND FLOOR ACCOMMODATION

##### LANDING

0.9m x 1.83m (2'11" x 6'0")

This versatile space offers either two further large double bedrooms, one of which can be used as a cinema room or games room, or alternatively, a full principal suite with bedroom, dressing room, and en suite bathroom.



#### BEDROOM FOUR

5.04m max incl wardrobe x 6.06m to window (16'6" max incl wardrobe x 19'10" to window )

The room has two Velux windows to the rear and one to the front, radiators, an eaves storage point, and a range of built-in wardrobes providing hanging space and shelving. A door leads through to the Jack-and-Jill bathroom.

#### JACK AND JILL BATHROOM

3.71m x 1.92m (12'2" x 6'3" )

Is equipped with a bath with mixer taps, pedestal hand wash basin, W.C. and fully tiled shower enclosure with glazed screen, there are further tiled surrounds, chrome heated towel rail, recessed ceiling down lights and Velux window to the rear aspect.

#### BEDROOM FIVE/CINEMA /DRESSING ROOM

3.52m x 6.06m (11'6" x 19'10")

Has two Velux windows to the rear aspect, window to the front aspect, loft access point, radiator, ceiling light point and a built in double wardrobe providing hanging space and shelving.

#### OUTSIDE

The property is beautifully situated at the end of a private drive with ample parking for numerous vehicles; a Tarmac driveway leads to a detached double garage. A gate on the side of the property opens up into the beautifully landscaped rear garden with a southerly aspect. It has a fenced boundary and comprises a paved patio area, a further mosaic tiled patio, lawn with raised



herbaceous beds, a greenhouse and summer house. The garden is a great place for entertaining and socialising with a summer house equipped with electrics and containing a hot tub. There is also a stand alone garden bar and associated patio area.

#### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### CONSTRUCTION

Standard Brick Construction

#### COUNCIL TAX BAND

South Derbyshire District Council - Band F

#### CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains

Sewage - Mains

Broadband supplier

#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search>

</find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 11/2024) A



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>87</b>	<b>92</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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

[www.scargillmann.co.uk](http://www.scargillmann.co.uk)