



226 Starflower Way
Mickleover
Derby
DE3 0FD

£389,950

- Popular Hackwood Park development
- Close to local Primary School
- Close to the local Hackwood Cafe
- Great corner plot
- Grassland to front and side aspect
- Two reception rooms
- Dining kitchen
- Four bedrooms
- Bathroom and Ensuite
- Garage, drive, and gardens.

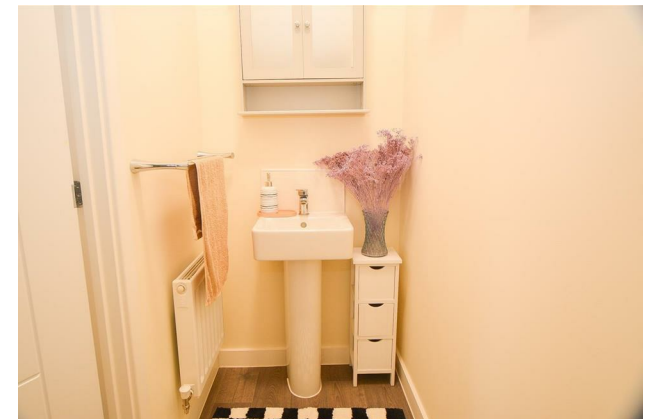
SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

Starflower Way is situated on the popular Hackwood development on the outskirts of Mickleover. Built circa 2019 by Miller Homes this superbly positioned property sits on a corner plot with a green outlook to the front and side aspects and must be viewed to appreciate this location. Internally the gas centrally heated and double-glazed accommodation includes an entrance hallway with stairs off to the first floor, a storage cupboard, ideal for coats and shoes, a guest cloakroom, dual aspect lounge with French doors opening into the garden, a lovely formal dining room/family room/study with a bay window enjoying a pleasant outlook of grassland. Completing the accommodation on the ground floor is a fitted dining kitchen with French doors leading out into the garden.





To the first floor are four bedrooms, the principal bedroom benefitting from views over grassland to the front, an en suite shower room, and a family bathroom. Outside is a drive for several cars and a garage with up and over door. There is a garden to the side with lawn and shrubs, a small fore garden, and a fully enclosed rear garden with a pond, lawn, patio, and shrubs.

LOCATION

Mickleover is always a popular destination, close to Derby City Center, the hospital, shops, cafes, and bars. There is schooling for all ages and good access via the A38 for onward travel.

Entrance door opening into the hallway

HALLWAY including stairwell
2.06 x 4.77 (6'9" x 15'8")

Door to lounge, door to kitchen, further door through to the study/formal dining room. Stairs off

to the first floor, useful storage cupboard and a further door that opens through to the guest cloakroom.

CLOAKROOM
0.92 x 2.29 (3'0" x 7'6")

Attractive wood effect flooring, pedestal hand wash basin with tiled splashback and W.C. There is a radiator and ceiling light point.

LOUNGE
3.26 x 5.24 (10'8" x 17'2")

There is a window to the front aspect, French doors leading out onto the rear patio giving access to the garden, ceiling light point and radiator.

SNUG/STUDY/FAMILY ROOM/FORMAL DINING ROOM

4.12 x 2.67 (excludes the bay window (13'6" x 8'9" excludes the bay window)

Which has a lovely walk in bay window to the side aspect, further window to the front aspect, ceiling light point and radiator.

DINING KITCHEN

4.61 x 4.35 (15'1" x 14'3")

Has French doors leading out into the garden, window to the side aspect, ceiling light point and is fitted with a good range of base cupboards, drawers and complimentary wall units, worktops incorporate a 5 ring gas hob and a one and a quarter stainless steel sink. Integrated appliances include a double oven, fridge, freezer and dish washer.

Stairs rise to the first floor landing

LANDING
2.52 x 3.12 (8'3" x 10'3")

Having loft access, ceiling light point, radiator and a useful storage cupboard which houses the Potterton domestic hot water and central heating boiler. Doors lead off to

BEDROOM ONE
2.72 x 4.62 (8'11" x 15'2")

Window to the side aspect, radiator, ceiling light point and door opening through to the en suite shower room



EN SUITE

1.25 x 2.40 (4'1" x 7'10")

Equipped with a wall mounted hand wash basin with tiled splashback, large fully tiled shower enclosure and w.c. There is a ceiling light point and radiator.

BEDROOM TWO

2.64 x 3.88 min (8'8" x 12'9" min)

Has a window to the front aspect and side aspect enjoying open views, a built in overhead storage cupboard, radiator and ceiling light point.

BEDROOM THREE

2.87 x 3.51 (9'5" x 11'6")

A window to the front aspect, radiator and ceiling light point.

BEDROOM FOUR

2.3 x 2.34 (7'7" x 7'8")

Has a window to the rear aspect looking out over the garden, radiator and ceiling light point.

FAMILY BATHROOM

1.71 x 2.61 (5'7" x 8'7")

Has a window to the rear aspect, panelled bath with separate shower over, wall mounted hand

wash basin with tiled surround and w.c. There is a radiator and ceiling light point.

OUTSIDE

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To the front of the property is a small fore-garden with a shrub border. To the side is a lawn with shrub planting and to the rear is a drive with parking leading to a brick-built garage with up and over door. A gate leads through into the rear enclosed garden, where there is a good size patio, a pond, and a lawn.

TENURE

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.

COUNCIL TAX BAND

Derby City Council - Band

CURRENT UTILITY SUPPLIERS

Water

Gas

Electric

Sewage

Broadband supplier

Broadband speeds

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

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 09/2023)/A

SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schools/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/>

AGENTS NOTE

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

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

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

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

CONDITIONS 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.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 93 |
| (81-91) B | 84 |
| (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 |

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