



**Hedingham Way, Mickleover Derby DE3 0NX**

**welcome to**

**Hedingham Way, Mickleover Derby**

A spacious four-bedroom detached home on a generous plot in sought-after Mickleover. Featuring a driveway, double garage, study, two reception rooms and a well-sized garden, this property offers fantastic potential to create a superb family home close to schools and amenities.



## About The Area

Mickleover is a highly sought-after suburb of Derby, well regarded for its strong community feel and excellent amenities. The area offers a wide range of local shops, supermarkets, cafes and pubs, alongside highly regarded primary and secondary schools, making it ideal for families. There are also convenient transport links into Derby city centre, the Royal Derby Hospital and major road networks including the A38 and A50, providing easy access for commuters. Nearby green spaces and parks further enhance Mickleover's appeal, offering a balance of suburban comfort and accessibility.

## Study

13' 2" + BAY x 8' ( 4.01m + BAY x 2.44m )

## W.C.

## Kitchen

14' 7" x 8' 3" + RECESS ( 4.45m x 2.51m + RECESS )

## Dining Room

11' 10" + BAY x 11' 1" ( 3.61m + BAY x 3.38m )

## Living Room

20' 1" x 12' 6" ( 6.12m x 3.81m )

## Main Bedroom

16' 5" x 11' 6" ( 5.00m x 3.51m )

## En Suite

6' 8" x 5' 9" ( 2.03m x 1.75m )

## Bedroom 2

12' 10" x 11' 6" ( 3.91m x 3.51m )

## Bedroom 3

12' x 9' 1" + RECESS ( 3.66m x 2.77m + RECESS )

## Bedroom 4

10' x 8' 6" ( 3.05m x 2.59m )

## Shower Room

7' 5" x 6' 11" ( 2.26m x 2.11m )



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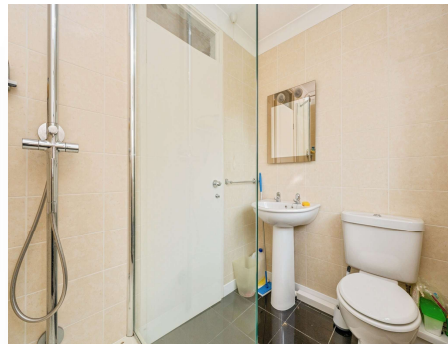
## Hedingham Way, Mickleover Derby

- Four-bedroom detached family home on a large plot
- Spacious living room with patio doors to garden
- Separate dining room and study with bay windows
- Detached double garage and extensive driveway
- Excellent potential to modernise and personalise

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR109510 - 0004

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Situated on a generous plot along the desirable Hedingham Way in Mickleover, this four-bedroom detached property presents an excellent opportunity for families seeking space, versatility and potential.

To the front, the home benefits from a large driveway, lawned area and an attractive pillared porch entrance. Internally, the welcoming hallway leads to a downstairs WC, a bright study with a bay window to the front aspect, and further into the home's main living spaces.

The kitchen offers ample wall and base units, a breakfast bar and convenient side access. To the rear, a separate family dining room features a bay window overlooking the garden, while the spacious living room enjoys patio doors opening onto the outdoor space, creating an ideal setting for entertaining and family living.

Upstairs, the main bedroom sits to the front and benefits from an en suite. There are two well-proportioned double bedrooms to the rear, a generous single bedroom to the front, and a modern shower room serving the remaining rooms.

Externally, the property boasts a large rear garden with patio and lawn, along with a detached double garage. Offering significant potential, this home is perfectly placed to be transformed into a stunning long-term family residence.



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