



**15 Portland Close, Micklegate, Derby, Derbyshire, DE3 9BZ**

**£280,000**

#FAST TRACKED SELLER# - A chain free, three bedroom semi detached home in a sought after Micklegate cul de sac, offering two reception rooms, conservatory, driveway parking, garage and enclosed rear garden. Well placed for village shops, amenities, schools and commuter routes.



Sales: 01283 777100  
Lettings: 01332 511000

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# 15 Portland Close, Mickleover, Derby, Derbyshire, DE3 9BZ

## Summary Description

Positioned within a pleasant cul de sac at the heart of highly sought after Mickleover, 15 Portland Close is a chain free, three bedroom semi detached home offering excellent potential, well balanced accommodation and a superb village setting. Available on a freehold basis, this appealing property provides 94 square metres (1017 square foot) of internal space and represents a fantastic opportunity for buyers looking to secure a home within walking distance of local shops and amenities.

The accommodation includes an entrance porch, welcoming hallway, comfortable front facing lounge with bay window, separate dining room and a bright conservatory overlooking the rear garden. The kitchen enjoys dual aspect windows and includes space for appliances, a gas cooker point and wall mounted Baxi combination boiler. To the first floor are three bedrooms, two with fitted wardrobes, together with a shower room and separate WC. Outside, the property benefits from a lawned frontage, tandem driveway parking, a detached single garage and an enclosed rear garden, landscaped with patio, lawn and mature planted borders.

Mickleover remains one of Derby's most desirable residential locations, offering a strong range of local shops, cafes, services and everyday amenities. The area is well regarded by families, with access to nearby schooling and open green spaces, while regular public transport links connect into Derby city centre and surrounding areas. For commuters, the location also provides convenient road access towards the A38, A50, A516 and wider regional network, making this a well placed home for both local

## Entrance Porch

A practical entrance porch with tiled flooring and a uPVC double glazed main entrance door, providing a useful first step into the home.

## Entrance Hall

A welcoming carpeted hallway with a side aspect uPVC double glazed window, radiator, internet point and useful downstairs storage, complete with an obscure glazed uPVC window.

## Lounge

12'4" max x 12'10 (3.76m max x 3.91m)



A comfortable front facing lounge featuring a uPVC double glazed bay window, carpeted flooring, wall lights, satellite point and radiator, creating a pleasant space for everyday relaxation.

## Dining room

10'9 x 11'4 (3.28m x 3.45m)



A separate carpeted dining room with radiator and sliding patio doors opening into the conservatory, offering an easy flow for family meals and entertaining.

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## Conservatory

9'8" x 8'8" (2.95m x 2.64m)



A bright conservatory with ceramic tiled flooring, uPVC double glazed windows, a translucent roof and a door leading out to the garden, providing a versatile additional living space.

## Bedroom One

8'11" x 13'6" (2.72m x 4.11m)



A well proportioned principal bedroom with carpeted flooring, front aspect uPVC double glazed bow window, fitted wardrobes, wall lights and radiator.

## Kitchen

7'7" x 14'1" (2.31m x 4.29m)



The kitchen is fitted with ceramic tiled flooring and enjoys front and side aspect uPVC double glazed windows. Features include an inset composite sink with drainer, vegetable preparation bowl and chrome mixer tap, under counter space and plumbing for an appliance, space for a gas cooker, radiator and wall mounted Baxi gas combination boiler.

## Bedroom Two

9'1" x 10'10" (2.77m x 3.30m)



A comfortable second double bedroom with rear aspect uPVC double glazed window, fitted wardrobes, carpeted flooring and radiator.

## Stairs and Landing

A carpeted staircase rises to the landing, which includes a side aspect obscure uPVC double glazed window, wooden spindle balustrade and access to the roof space.

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## Bedroom Three

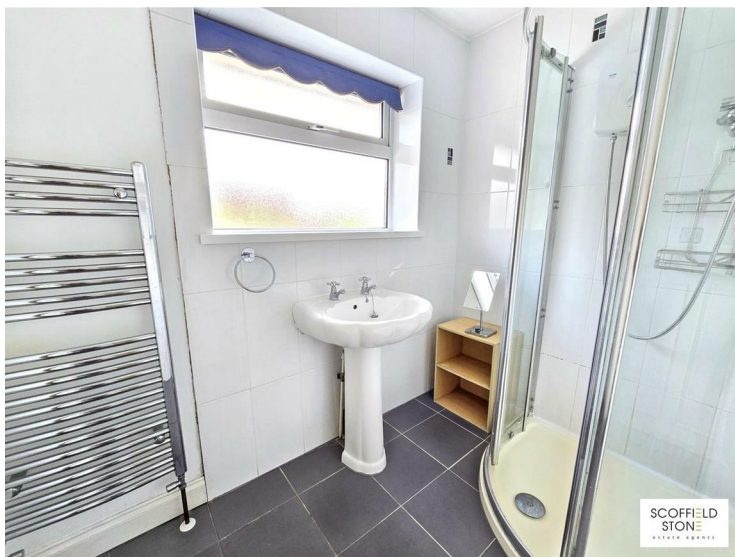
7'6" x 6'6" (2.29m x 1.98m)



A front facing third bedroom with uPVC double glazed window, carpeted flooring and radiator, ideal as a bedroom, nursery or home office.

## Shower Room

7'5 x 4'8" (2.26m x 1.42m)



A neatly appointed shower room with ceramic tiled flooring, fully tiled walls, rear aspect obscure uPVC double glazed window, pedestal wash hand basin with chrome taps, corner quadrant shower enclosure with electric shower and chrome heated towel rail.

## Separate WC

A separate toilet with ceramic tiled flooring, part tiled walls, low flush WC and side aspect obscure uPVC double glazed window.

## Outside

### Frontage and Driveway

To the front, the property enjoys a lawned garden with established

herbaceous borders. A concrete driveway extends from the front of the home to the garage at the rear, providing tandem off road parking for multiple vehicles.

## Rear Garden



The rear garden is enclosed and private, attractively landscaped to include a paved patio, lawn and mature herbaceous borders. A wooden potting shed sits to the rear, with gated access leading back to the driveway.

## Garage

A detached single wooden garage is positioned to the rear of the property.

## Material Information

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: E

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed on 1 Apr 2020.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Great

Parking: Driveway and On Street

Building safety issues: None known

Building safety - defects or hazards: None.

Building safety - work done: None

Building safety - work required be done: None

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None



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## 15 Portland Close, Mickleover, Derby, Derbyshire, DE3 9BZ

Public right of way: No  
Long-term area flood risk: Yes  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No  
Loft access: Yes - insulated and boarded, accessed by: Loft Hatch

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Follow the link for the full report:

<https://moverly.com/sale/SomsodFEEocqh8kmzh68eT/view>

### Buying to Let?

Guide achievable rent price: £1250pcm

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.

### 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.

### Location / what3words

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### ID Checks for buyers

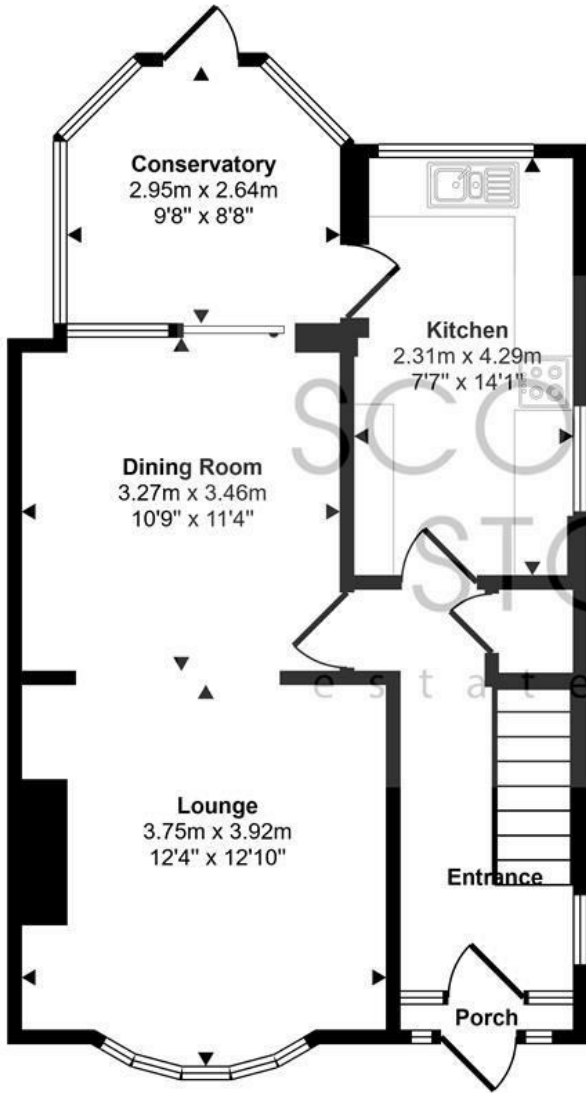
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.



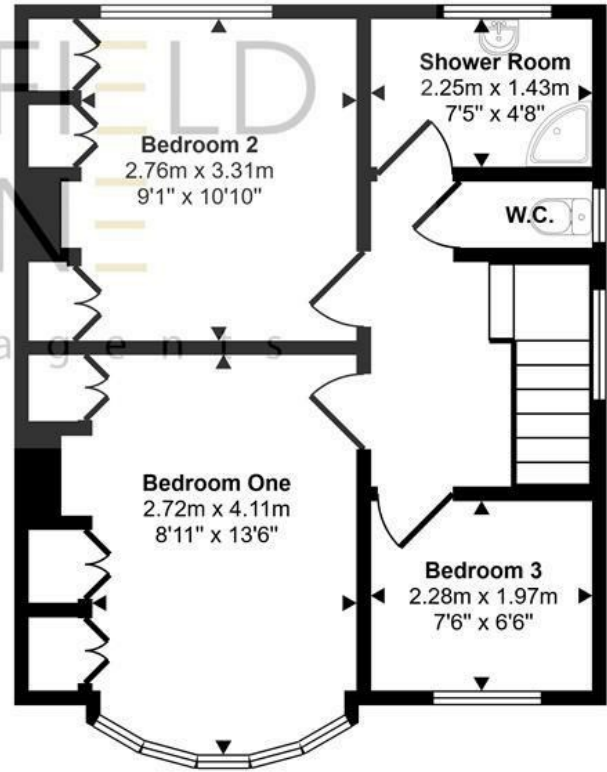
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Approx Gross Internal Area  
94 sq m / 1017 sq ft

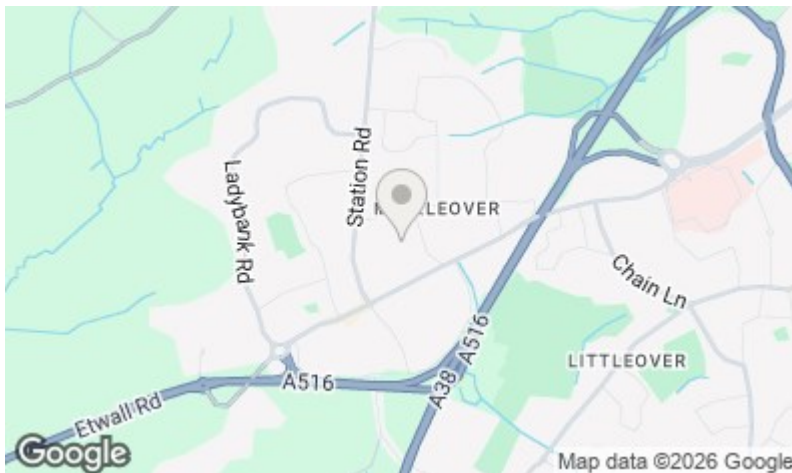


Ground Floor  
Approx 54 sq m / 577 sq ft



First Floor  
Approx 41 sq m / 440 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) A			
(81-91) B			
(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	

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



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