



GADSBY
NICHOLS

12 Hope Avenue, Mickleover, Derby, DE3 0FZ
£299,000

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A DECEPTIVELY SPACIOUS, THREE-BEDROOMED SEMI-DETACHED, CHALET-STYLE residence, enjoying a premier residential cul-de-sac setting off Station Road, within walking distance of Mickleover centre and range of amenities, and easy access of the Royal Derby Hospital. Requiring internal inspection to appreciate the highly adaptable nature of the accommodation, and having the benefit of gas central heating and UPVC double glazing, briefly comprises: -

GROUND FLOOR, side recessed porch, entrance hall, front lounge, breakfast kitchen with fitments and integrated appliances, dining room/double bedroom three, sitting room/study, and modern shower room. FIRST FLOOR, landing, a further two double bedrooms, and cloaks/WC. OUTSIDE, wide driveway affording ample car standing, or caravan/motorhome standing, single garage, and pleasant mature rear garden. EPC D, Council Tax Band C.

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THE PROPERTY

A deceptively spacious, chalet-style semi-detached home, which benefits from bedrooms at both ground and first floor level. The well-appointed interior comprises; recessed entrance porch, entrance hall, lounge, dining room/bedroom three, sitting room/study area, breakfast kitchen, shower room, two double bedrooms, cloaks/WC, driveway of up to 16-ft wide for car/caravan/motorhome standing, detached garage, and pleasant rear garden.

LOCATION

The property enjoys a mature and favourable cul-de-sac, off Station Road within the popular suburb of Mickleover, within walking distance of Mickleover centre and a comprehensive range of amenities to include; day-to-day shopping, doctors and dentist surgeries, hair and beauty salons, places of worship, eateries, public houses, schooling, and recreational facilities. Regular bus services provide links to Derby city centre via the Royal Derby Hospital, and the town of Burton-upon-Trent. Ease of access is afforded to the A38 and A50 for commuting further afield.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Uttoxeter New Road, continuing across the ring road traffic lights, and straight over the Royal Derby Hospital roundabout, still on Uttoxeter New Road, proceeding through the cross-roads traffic lights, and straight on at the A38 flyover traffic lights, then upon reaching the centre of Mickleover, at the mini traffic island, turn right onto Station Road and after approximately 0.25-miles, turn left into Hope Avenue.

What 3 Words /// voting.dogs.swift

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13494.

ACCOMMODATION

Having the benefit of gas central heating and UPVC double glazing, the detailed accommodation comprises: -

GROUND FLOOR

RECESSED OPEN ENTRANCE PORCH

Situated to the side of the property, having composite entrance door opening to the: -

ENTRANCE HALL

Having built-in cloaks cupboard, central heating radiator, and ceiling coving.

FRONT LOUNGE

3.91m x 3.66m (12'10" x 12'0")



Having polished limestone fire surround and hearth with fitted electric coal-effect fire, central heating radiator, ceiling coving, and UPVC double glazed window to the front.

BREAKFAST KITCHEN

3.99m x 2.54m (13'1" x 8'4")



Having modern fitments comprising; one double corner base unit, five single base units, two double wall units, and two single wall units, together with integrated stainless steel gas hob with extractor hood and light over, integrated stainless steel electric oven, integrated fridge, integrated freezer, one-and-a-half bowl single-drainer sink unit, ample work surface areas with tiled splashbacks, breakfast bar, heated trowel rail, plumbing for automatic washing machine, UPVC double glazed windows to the side and rear, and UPVC double glazed rear door.

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DINING ROOM/BEDROOM THREE

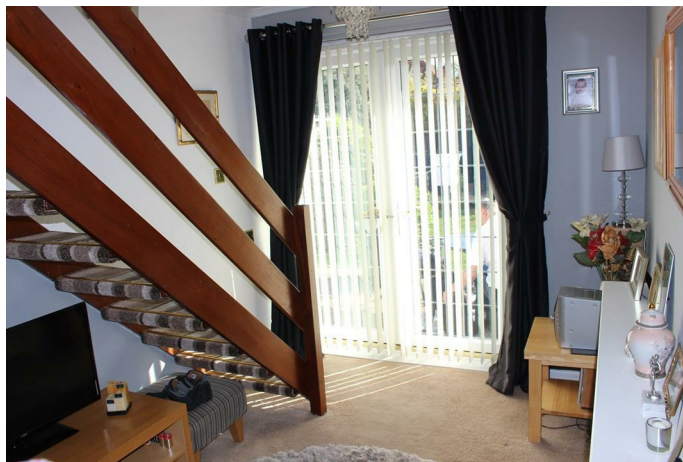
3.66m x 3.35m (12'0" x 11'0")



Currently utilised as a dining room, but could easily be used as a bedroom, having built-in double wardrobe, central heating radiator, and UPVC double glazed window.

SITTING ROOM/STUDY AREA

3.68m x 2.41m (12'1" x 7'11")



Having UPVC double glazed double French doors to the rear garden, stairs to the first floor, central heating radiator with ornate cover, and built-in double wardrobe.

SHOWER ROOM

2.03m x 1.85m (6'8" x 6'1")

Having modern white suite comprising; low-level WC, wash hand basin in vanity unit with cupboards under, and corner shower cubicle with shower unit, together with UPVC double glazed window, tiled floor, tiled walls, heated chrome towel rail, and four ceiling downlighters.

FIRST FLOOR

LANDING

Having central heating radiator, and access to useful loft storage space.

BEDROOM ONE

4.17m x 3.56m (13'8" x 11'8")



Having UPVC double glazed dormer window to the front, and central heating radiator.

BEDROOM TWO

3.35m x 3.33m (11'0" x 10'11")



Having UPVC double glazed dormer window to the front, and central heating radiator.

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CLOAKS/WC



Having white low-level WC, extractor fan, and two ceiling downlights.

OUTSIDE

FRONT GARDEN

Having lawn and shrub borders, with wide block-paved driveway up to 16-feet in width, affording ample car standing spaces and potential caravan/motorhome standing.

DETACHED SINGLE GARAGE

5.38m x 2.97m (17'8" x 9'9")

Of concrete sectional construction, having up-and-over door to the front, access door to the side, and electric power and light.

REAR GARDEN

Pleasant rear garden, having block-paved patio, lawn, flower and shrub borders, gravel sitting area, and greenhouse.

ADDITIONAL INFORMATION

TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

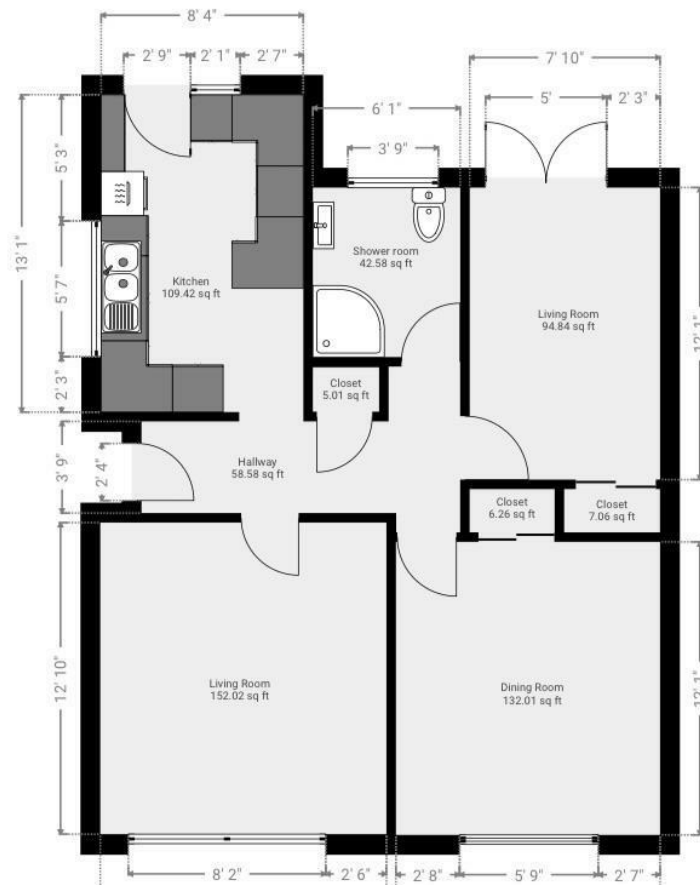
In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

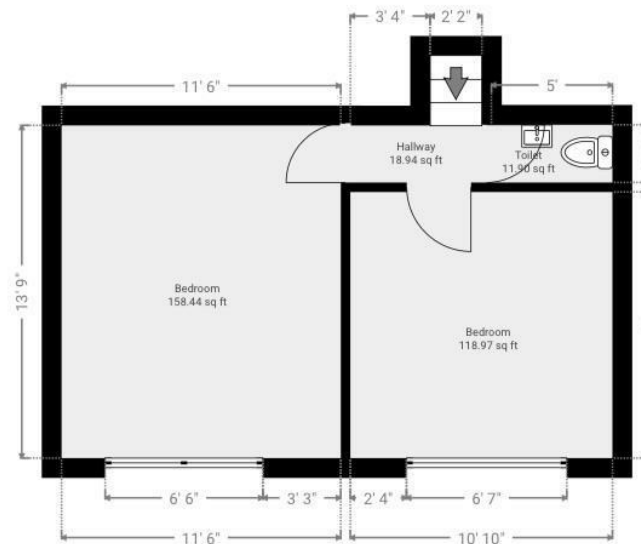
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13494

▼ Ground Floor

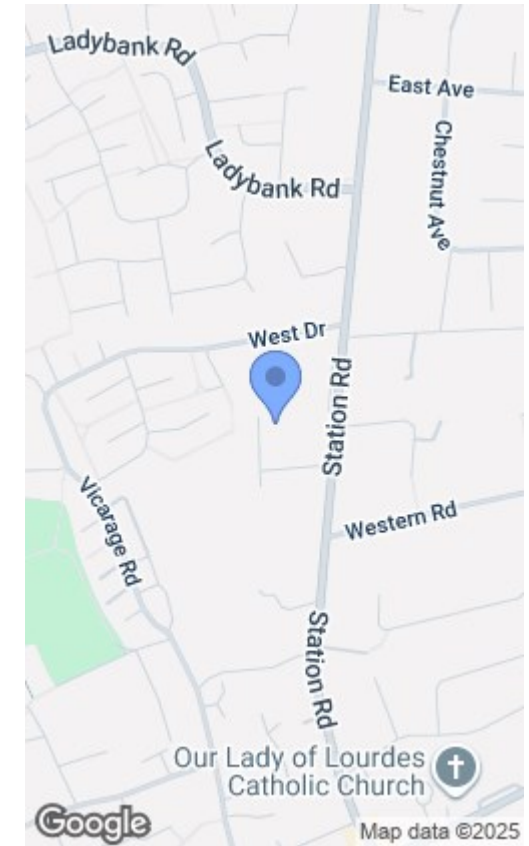


▼ 1st Floor



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It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(91-95) A		(81-85) A	
(81-90) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(11-20) F	
(1-20) G		Not environmentally friendly - higher CO ₂ emissions	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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