



GADSBY  
NICHOLS

208 Ladybank Road, Mickleover, Derby, DE3 0RS  
£415,000



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A SPACIOUS AND STRUCTURALLY EXTENDED FIVE-BEDROOMED DETACHED HOME, which, if required, incorporates dependent relative accommodation to the ground floor, set in an ever-popular and mature residential location in Mickleover, well served by a range of excellent local amenities, with a regular bus service to the Royal Derby Hospital, and Derby city centre. Requiring internal inspection to be fully appreciated, and available with IMMEDIATE VACANT POSSESSION, the the well-proportioned accommodation has the benefit of gas central heating and UPVC double glazing, and briefly comprises: -

GROUND FLOOR, canopy entrance porch, entrance hall, inner hall to potential dependent relative accommodation incorporating; bedroom five, and shower room. Front lounge, separate dining room, breakfast kitchen with integrated appliances, and large conservatory. FIRST FLOOR, half-landing, main landing, four well-proportioned bedrooms, and modern family bathroom. OUTSIDE, part-integral single garage, front garden, car standing spaces, and delightful rear garden affording a high degree of privacy. EPC D, Council Tax Band D.

## THE PROPERTY



A structurally extended and reconfigured detached property, which has been adapted to provide dependent relative accommodation to the ground floor with separate access to the side, and comprising a bedroom and shower room. The well-proportioned accommodation comprises; canopy entrance porch, entrance hall, two reception rooms, conservatory, breakfast kitchen, bedroom, shower room, half landing, main landing, four bedrooms, modern bathroom, integral single garage, car standing spaces to the driveway, and gardens.

## LOCATION



The property enjoys a well-established and popular residential location, in the sought-after suburb of Mickleover, well served by an excellent range of local 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 throughout the region.

## 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, continue straight across through Mickleover village centre, and at the next traffic island turn right onto Ladybank Road, proceeding for

approximately 0.3-miles to find the property on the lefthand side.

What 3 Words /// candle.castle.poetic

## VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13491.

## ACCOMMODATION

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

## GROUND FLOOR

### CANOPY ENTRANCE PORCH

Having UPVC double glazed entrance door opening to the: -

### ENTRANCE HALL

Having stairs to first floor with understairs store.

### INNER HALL

Having built-in cupboards, and central heating radiator, together with useful internal access door to the garage. The inner hall leads through to the dependent relative accommodation.



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### BEDROOM FIVE/SITTING ROOM

3.78m x 2.26m (12'5" x 7'5")



Having fitments comprising; built-in double vanity unit with wash hand basin and shelving, together with central heating radiator, and UPVC double glazed bow window to the front.

### SHOWER ROOM



Having modern white sanitary ware comprising;

pedestal wash hand basin, low-level WC, and recessed shower cubicle with electric shower unit, together with tiled walls, tiled floor, UPVC double glazed window, and central heating radiator.

### FRONT LOUNGE

4.55m x 3.78m (14'11" x 12'5")



Having UPVC double glazed bay window to the front, stone fireplace with slate hearth and display niches, with fitted gas fire (NOT TESTED), central heating radiator, and multi-pane glazed doors to the: -

### DINING ROOM

3.81m x 3.05m (12'6" x 10'0")



Having central heating radiator, two wall light points, hardwood aluminium double glazed sliding patio doors to the rear, and door opening to the: -

### BREAKFAST KITCHEN

3.81m x 3.07m (12'6" x 10'1")



Having oak-effect fitments comprising; six single

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base units, display shelving, six single wall units, and one single wall unit with leaded-light glazed door for display purposes, together with integrated Neff stainless steel gas hob with extractor hood and light over, integrated Neff stainless steel oven, combination microwave oven, integrated fridge, integrated dishwasher, integrated washing machine, ample work surface areas with tiled splashbacks, breakfast bar peninsula, tiled floor, central heating radiator, one-and-a-half bowl stainless steel sink unit with single drainer, and UPVC double glazed side door.



### LARGE CONSERVATORY

3.89m x 3.68m plus (12'9" x 12'1" plus)



Measurements are 'plus lobby'.

Approached via a lobby through a UPVC double glazed side entrance door, having brick base with UPVC double glazed windows over, central heating radiator, and UPVC double glazed double French doors opening to the garden.

### FIRST FLOOR

#### HALF-LANDING

Having UPVC double glazed window.

#### MAIN LANDING

Having access to the loft space by way of an aluminium ladder, together with built-in airing/boiler cupboard housing a Worcester Bosch wall-mounted gas-fired combination boiler providing domestic hot water and central heating. The loft space is part-boarded and has fitted shelving, and electric power and light.

### REAR BEDROOM ONE

4.04m x 3.15m plus (13'3" x 10'4" plus)



Measurements are 'plus door recess'.

Having fittings comprising; one double and one single wardrobes, display shelving, drawers either side of a double-bed recess, and dressing table with seven drawers, together with base unit with wash hand basin, central heating radiator, and UPVC double glazed window enjoying elevated views.





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### FRONT BEDROOM TWO

3.78m x 3.63m (12'5" x 11'11")



Having UPVC double glazed window, and central heating radiator.

### FRONT BEDROOM THREE

3.86m x 2.74m (12'8" x 9'0")



Having fitments comprising; one double and one single wardrobes, and dressing shelf, together with

UPVC double glazed window, and central heating radiator.

### REAR BEDROOM FOUR

3.15m x 2.44m (10'4" x 8'0")



Having central heating radiator, and UPVC double glazed window enjoying elevated views.

### FAMILY BATHROOM

2.13m x 2.03m (7'0" x 6'8")



Having modern white suite comprising; P-shaped bath with shower over, low-level WC with concealed cistern, and wash hand basin in vanity unit with cupboards under, together with tiled walls, tiled floor, heated towel rail, UPVC double glazed window, four ceiling downlighters, and ceiling extractor fan.



### OUTSIDE



### FRONT GARDEN

Having well-stocked shrub borders, and block-paved driveway to the front of the property, affording car standing spaces, and leading to the: -

### PART-INTEGRAL GARAGE

5.18m x 2.51m (17'0" x 8'3")

Having electric remote-controlled roller door to the front, electric power and light, and useful access door to the inner hall.

### SIDE ACCESS

Pathway and gate leading to the: -

### REAR GARDEN



A particular feature to note is the attractive, approximate west-facing rear garden, having paved patio, lawns, well-stocked flower and shrub borders, specimen trees, and affords a high degree of privacy.



### 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.

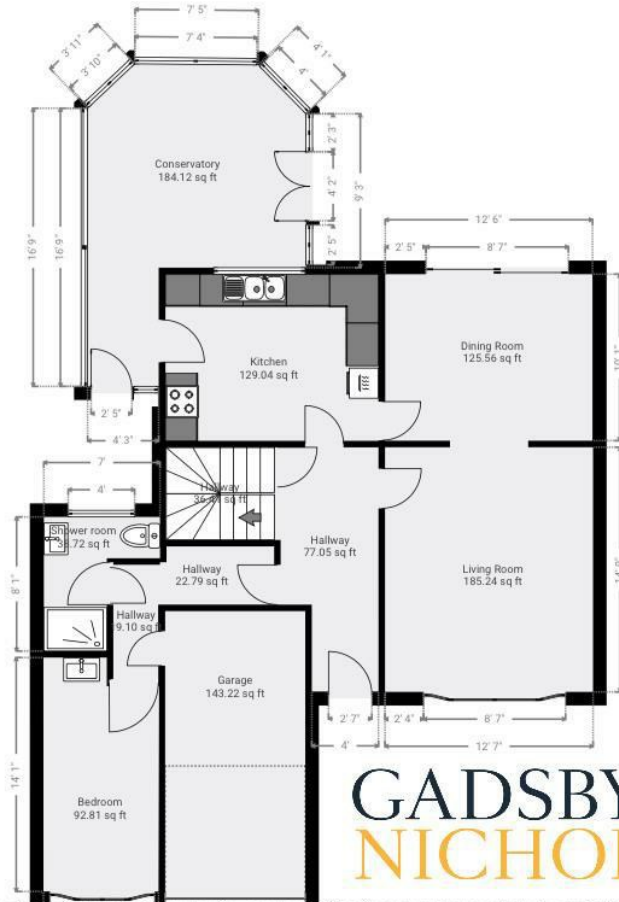
In order to carry out the identity checks, we will need to request the following: -

- 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.

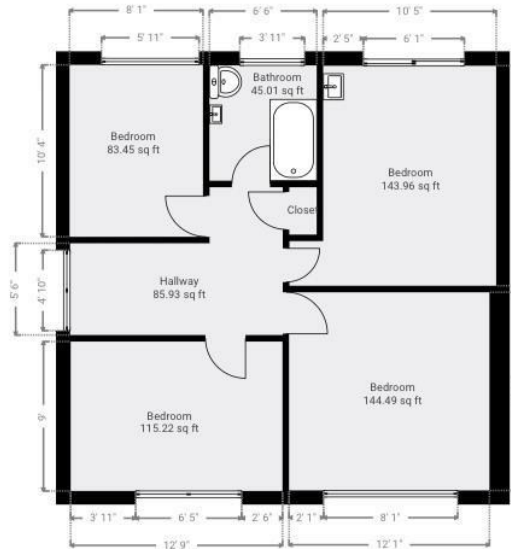
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13491**

▼ Ground Floor

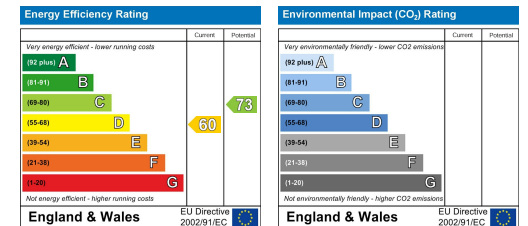
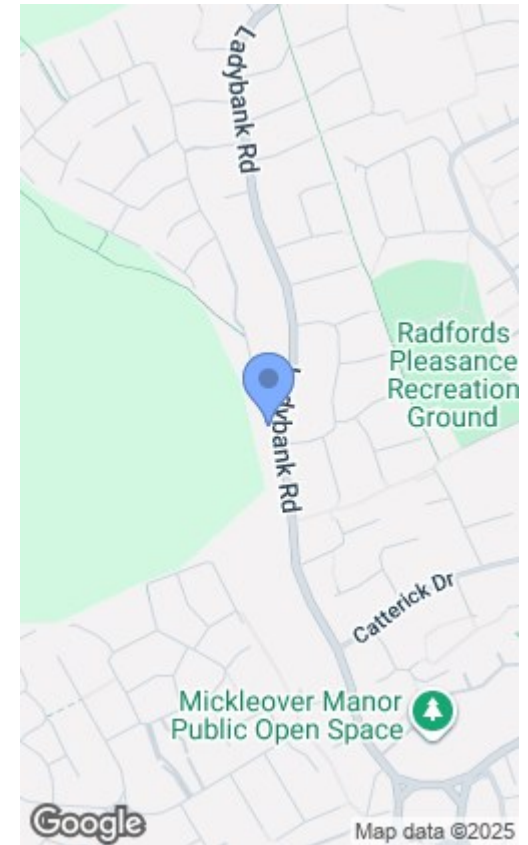


▼ 1st Floor



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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.



**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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