

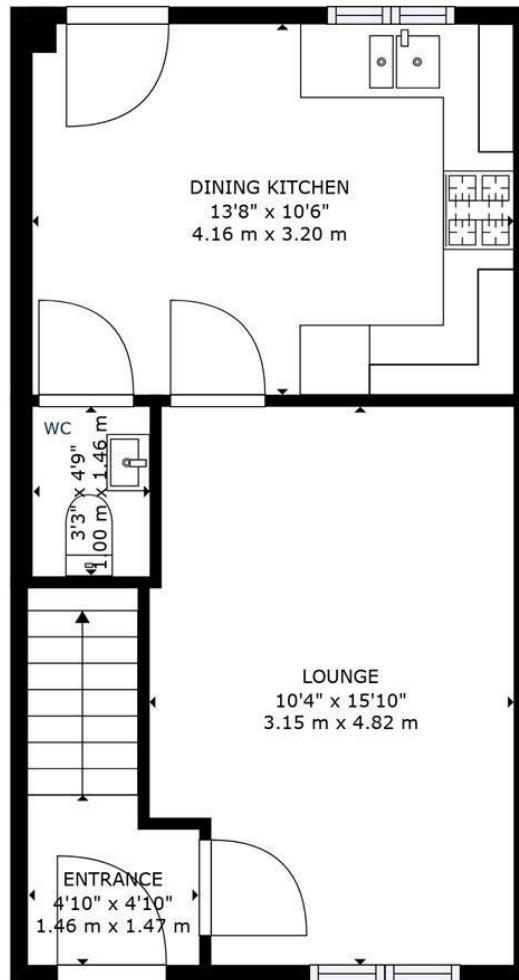
14 Gooseberry Grove, Mickleover



14 Gooseberry Grove, Micklegate, DE3 9NZ
Price £230,000



Floor Plan

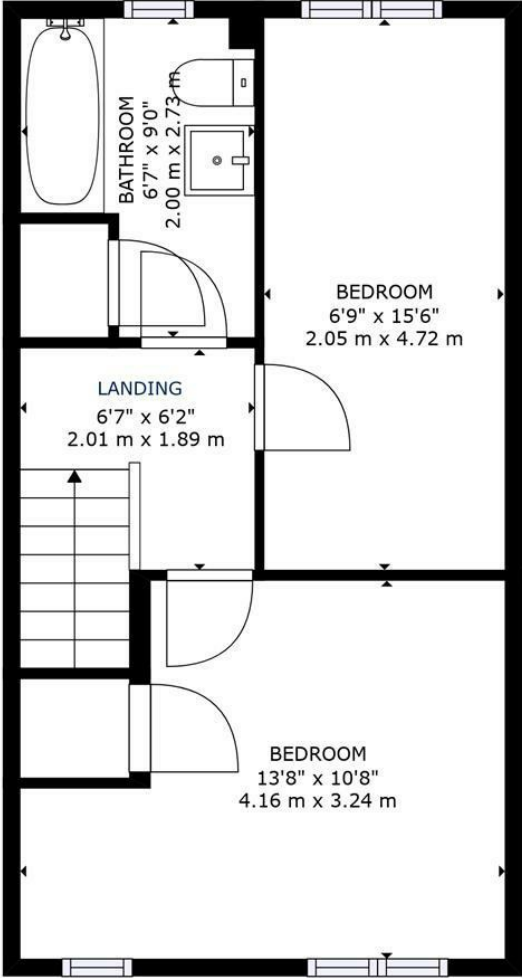


TOTAL: 725 sq. ft, 68 m²
FLOOR 1: 364 sq. ft, 34 m², FLOOR 2: 361 sq. ft, 34 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

Floor Plan



FLOOR 2

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NO CHAIN - A most attractive, two double bedroom semi-detached home, situated in the highly sought after Bramble Gate development, off Station Road. Constructed by Bloor Homes in 2022 to a quality contemporary specification, the property would be ideally suited to the first time buyer or young professional couple, and is located in this delightful cul-de-sac position, just a short walk to the nearby Mickleover to Etwall former railway line nature walk.

This property is available on 100% ownership on a 60% shared ownership basis. Built in 2022 by Bloor Homes, the property has been constructed to a quality finish and specification the property also has the benefit of an NHBC guarantee remaining.

The property has the benefit of gas central heating and uPVC double glazed windows. In brief the accommodation comprises; entrance hallway, lounge, superb contemporary dining kitchen and downstairs wc. The first floor landing leads to: two well proportioned double bedrooms and a contemporary three piece bathroom suite.

Outside, to the front there is a tarmac driveway for two cars and there is gated access to the side leading to an enclosed rear garden with patio area and area laid to lawn.

- Bloor Built Modern Semi-Detached Home
- Built 2022 to a Quality Specification - NHBC Guarantee Remaining
- Ideal First Time Buy - Energy Efficient Accommodation
- Two Double Bedrooms & Contemporary Bathroom
- Close to Excellent Local Amenities & Open Countryside
- Available at 100% Ownership or 60% Shared Ownership
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, WC, Lounge & Contemporary Dining Kitchen
- Two Parking Spaces & Enclosed Rear Garden
- No Chain Involved







LOCALITY & AMENITIES

Mickleover is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists. Local shops include a large Tesco supermarket and a Marks & Spencers convenience store and petrol station. There are also several public houses within the centre of Mickleover Village and a recent addition is the Binary Bar and Restaurant.

Leisure facilities include Mickleover Golf Course, walks in nearby open countryside and access to the local cycle network. Excellent transport links are close by including easy access to the A38 and A50 trunk roads and the M1 motorway.

There are good schools at primary and secondary level and private education is also available at Derby High School and Derby Grammar School.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

4'10 x 4'10 (1.47m x 1.47m)

Entrance through composite panelled entrance door into the hallway. Fitted with central heating radiator with decorative covering over, wall mounted electrical fuse box, smoke alarm, staircase leading through to the first floor landing and panelled door providing access to the:

Lounge

15'10 x 10'4 (4.83m x 3.15m)

Fitted with TV point and telephone point, wall mounted digital thermostat, central heating radiator, feature vertical acoustic bordering on aspect wall and uPVC double glazed window to front elevation.

Contemporary Dining Kitchen

13'8 x 10'6 (4.17m x 3.20m)

Fitted with a range of grey matt finished wall, base and drawer units with brushed stainless steel handles. Roll edged laminated work surfaces over, stainless steel one and a half sink drainer unit, integrated Zanussi stainless steel electric oven, Zanussi gas four ring hob with stainless steel splashback and stainless steel extractor unit over. Low level appliance space with plumbing for an automatic washing machine, wall mounted Ideal combination boiler concealed in wall mounted cupboard. Slate tile effect floor, central heating radiator, uPVC double glazed window to rear elevation, composite double glazed door giving access through to rear garden and an internal panelled door providing access to the:

Downstairs WC

4'9 x 3'3 (1.45m x 0.99m)

Fitted with low level WC with chrome push button flush, wall mounted pedestal wash hand basin with chrome Monobloc mixer tap with ceramic tiled splashbacks, grey wood grain effect vinyl floor, central heating radiator and extractor fan.

FIRST FLOOR

Staircase leading through to the first floor landing from the entrance hallway.

Landing

6'7 x 6'2 (2.01m x 1.88m)

Has loft access, smoke alarm, central heating radiator and panelled doors giving access through to both bedrooms and bathroom.

Primary Bedroom

13'8 x 10'8 (4.17m x 3.25m)

Fitted with central heating radiator, TV and telephone points, two uPVC double glazed windows to the front elevation and good sized storage over the stairwell with central heating radiator.

Bedroom Two

15'6 x 6'9 (4.72m x 2.06m)

Fitted with central heating radiator, TV point and uPVC double glazed window to rear elevation.

Contemporary Bathroom

9'0 x 6'7 (2.74m x 2.01m)

Fitted with a white three-piece suite comprising low level WC with chrome push button flush, pedestal wash hand basin with chrome Monobloc mixer tap with ceramic tiled splashbacks. Panelled bath with glazed shower screen, ceramic tiled splashbacks and wall mounted mains fed shower unit. Grey wood grain effect vinyl flooring, spacious storage cupboard, extractor fan and uPVC obscure glazed window to the rear elevation.

Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

OUTSIDE

Frontage & Driveway

To the front of the property there is a double width tarmac driveway with front garden area, pathway access to the front door and side pathway access with timber gated access into the rear garden.

Enclosed Rear Garden

Enclosed rear garden has two paved patio areas, gravelled channels, gravelled seating area and area laid to lawn. There is also an outside cold water tap and outside light.

Council Tax Band - B

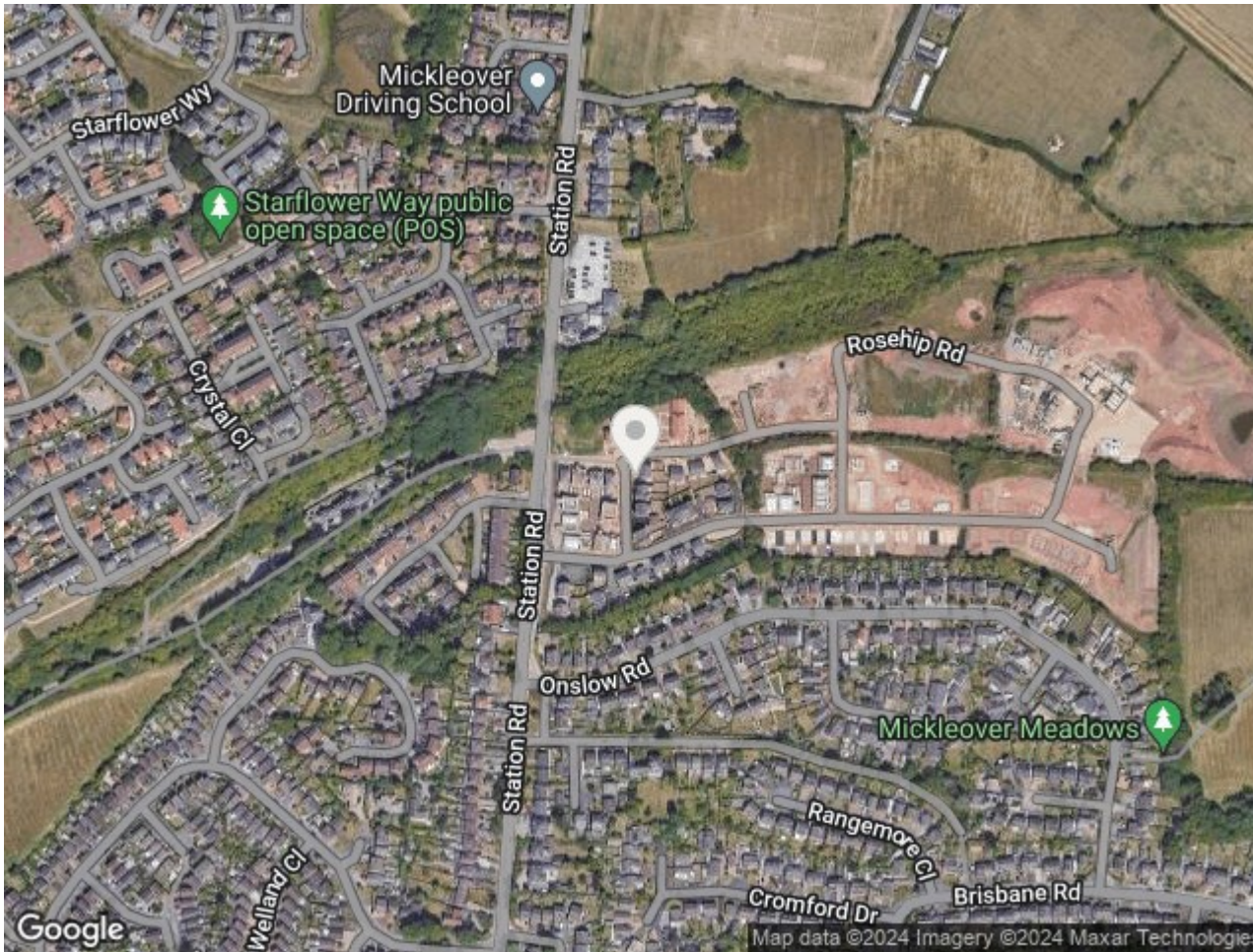
Derby City Council

PLEASE NOTE - 100% Ownership

The price at £230,000 is based on 100% ownership.

PLEASE NOTE - 60% Part Ownership

The price would be £138,000 based on 60% shared ownership and would be subject to an additional monthly rental payment of £265 paid to Sage Homes.



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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Purchasers must make further investigations and inspections before entering into any agreement.

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Energy Performance Graph

