

property details **approval form**

15 Duesbury Place, Mickleover, Derby, Derbyshire, England, DE3 0UH

Date: 19 August 2025

Property Ref and Version: MVR107799 - 0027

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £140,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003.

>> **key features**

- > NO ONWARD CHAIN
- > TWO BEDROOM FIRST FLOOR APARTMENT WITH ALLOCATED PARKING
- > SOUGHT-AFTER RESIDENTIAL LOCATION
- > SPACIOUS AND WELL-PRESENTED THROUGHOUT
- > OPEN-PLAN LIVING KITCHEN WITH RECENTLY FITTED APPLIANCES
- > MASTER ENSUITE AND BATHROOM
- > CLOSE TO LOCAL AMENITIES AND MAJOR ROAD LINKS
- > COUNCIL TAX BAND C
- > EPC Rating: C

>> **short description**

This spacious and well-presented, first floor apartment in the popular Duesbury Place complex on Mickleover's sought-after Pastures estate, comprises of an entrance hallway, two double bedrooms, master ensuite, an open-plan living kitchen, and a bathroom, with an allocated parking space outside.

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>> long description

Bagshaws Residential are delighted to present this well-presented, first floor apartment in the popular Duesbury Place complex, situated on the highly sought-after Pastures estate in Mickleover, and offered for sale with no onward chain

Perfectly positioned for those looking for a home in a quiet and tranquil area surrounded by nature, yet still well-connected to amenities, this apartment is close to local shops and supermarkets, eateries and public houses, salons, gyms, nursery, primary, and secondary schools, and more, as well as the gorgeous Pastures Golf Course. It is also nearby to some major road links such as the A38 and A50, making it perfect for homebodies, commuters and those who love to travel.

The complex has a communal lobby, stairwell to the first floor, and corridor leading to the apartment. Upon entry to the well-maintained apartment you are welcomed by the entrance hall, allowing access to the open-plan living kitchen, two double bedrooms with an ensuite to the master, and the bathroom, and benefits from double glazing throughout and recently fitted appliances.

Access to the complex is gained via the gated entryway which leads to the communal parking area, in which this apartment benefits from one allocated space.

Internal viewing is demanded to fully appreciate everything this delightful apartment has to offer, so call us now to book in your viewing and avoid missing out!

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>> room description

Entrance

Entry to the building through the secure door leads to the communal lobby, stairwell to the first floor, and corridor for access to the apartment. Once inside, the entrance hallway gives access to both bedrooms, the main bathroom, and the living kitchen. With a wall-mounted electric heater, an in-built storage cupboard with double doors housing the boiler (fitted in 2021 and regularly serviced), a phone linking to the intercom entry system, and wooden flooring.

Living Kitchen

25' x 11' (7.62m x 3.35m)

Spacious living kitchen providing ample space for entertaining and relaxing. The kitchen area comprises of a range of matching base, wall, and drawer units, and benefits from integrated appliances such as a fridge freezer, washer dryer (fitted in 2024), stainless steel sink and drainer with a mixer tap, an oven, four-ring gas hob (fitted in 2025), and overhead extractor hood. The worktop extends to create a breakfast bar, and the living space creates a lovely area for eating and relaxing. Finished with wooden flooring in the living area and laminate flooring in the kitchen, a wall-mounted electric heater, and a double glazed window to the front which encourages plenty of natural light into the space.

Bedroom One

15' 5" x 10' 6" (4.70m x 3.20m)

This spacious double bedroom is flooded with natural light from the two large, double glazed windows to the front, and is finished with fitted wardrobes, carpeted flooring, a wall-mounted electric heater, and a door through to the ensuite.

Ensuite

Having a matching three piece suite comprising of a double shower, a low-level w/c and wash hand basin. Finished with tile-effect laminate flooring, part-tiled walls, an electric-shaver outlet, and an extractor fan.

Bedroom Two

9' 11" x 7' 7" (3.02m x 2.31m)

Double bedroom finished carpeted flooring, a wall-mounted electric heater, and a double glazed window to the front creating a bright and cozy bedroom.

Bathroom

Three-piece bathroom comprising of a bath with grab-handles, low-level w/c, and a wash-hand basin. Finished with tile-effect laminate flooring, part-tiled walls, an electric-shaver outlet, and an extractor fan.

External

Access to the complex is gained via the gated entryway which leads to the communal parking area, in which this apartment benefits from one allocated space. The building has a sense of luxury to it from the outside, with its unique architecture and enviable position on the estate, being surrounded by nature and close to the beautiful Pastures Golf Course.

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>> **property images**



Your Bagshaws Residential office: 14 The Square, Mickleover, DERBY, Derbyshire, DE3 0DD
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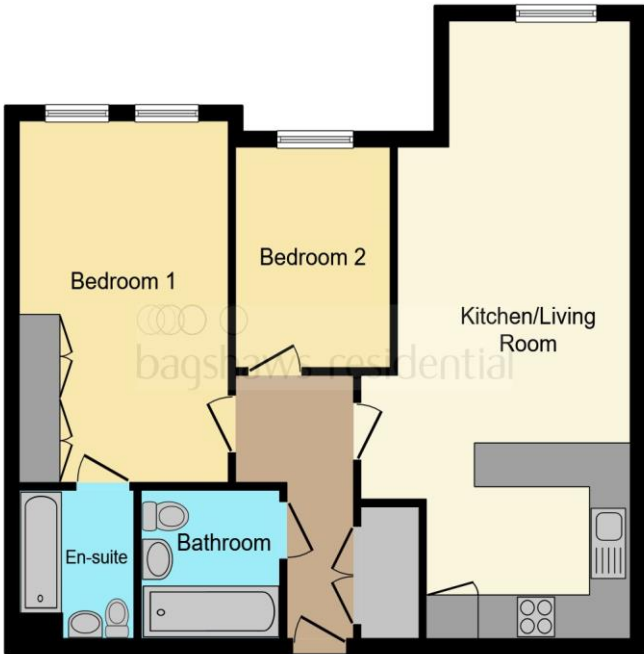
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>> floor plan



Ground Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

>> approval

	Signature	Date
Adam Peet		
Mr K.J. Smith		