



Gisborne Close, Mickleover, Derby

OIRO £300,000



Key Features

- Three-Bedroom Detached Home
- Potential To Modernise
- Gated Driveway & Garage
- Well Presented Front & Rear Gardens
- Quiet cul-de-sac Location
- Conservatory
- EPC rating D
- Freehold





Offered for sale with no onward chain, this three-bedroom detached home is tucked away within a peaceful cul-de-sac in the heart of Mickleover. Lovingly maintained over the years, it has a welcoming feel from the moment you arrive. The kind of property that instantly feels like a home for life.

The accommodation offers excellent potential for modernisation and includes an entrance hallway, lounge with bay window, separate dining room & fitted kitchen. To the rear, a conservatory enjoys views over the garden and provides access to a useful downstairs shower room.

Upstairs are two generous double bedrooms, a third single bedroom, a family bathroom, and a separate WC.

Outside, the property has a large driveway providing ample off-road parking, a secure gate leads to a garage, and neatly kept garden.

Situated in an established and sought-after location, close to local schools, shops, and excellent transport links, this home offers a wonderful opportunity for buyers to modernise and make their own, continuing the story of a property that's been clearly cherished for many years.

Externally

Set back from the road, the property enjoys a gated driveway providing off-road parking and leading to a detached garage. The front garden is mainly laid to lawn with mature shrubs and a pathway to the entrance door.

Entrance Hall - 4.16 x 1.99 m

A welcoming hallway with stairs leading to the first floor and doors giving access to the lounge & kitchen.

Lounge – 4.00 x 3.30 m

A bright and spacious reception room featuring a large bay window to the front, central fireplace with gas fire and stone surround, wall-mounted lighting, and glazed sliding doors leading through to the dining room.

Dining Room – 3.22 x 2.82 m

A versatile second reception room with a rear-facing window and door leading into the kitchen & conservatory.

Kitchen – 3.22 x 2.46 m

Fitted with a matching range of wall and base units with work surfaces over, stainless steel sink and drainer, tiled splashbacks, integrated appliances and a window overlooking the rear garden. A side door provides access to the driveway.

Conservatory – 3.11 x 3.08 m

A lovely addition to the home, enjoying views of the garden with tiled flooring. Doors opening onto the patio area and internally to the shower room.

Ground Floor Shower Room – 3.96 x 1.13 m

Fitted with a shower cubicle, low-level WC, wash hand basin, fully tiled walls and floor, and obscured window.





First Floor Landing

With doors leading to all bedrooms, bathroom, and separate WC, and access to the loft space.

Bedroom 1 – 4.03 x 3.05 m

A spacious double bedroom with a large front-facing window allowing plenty of natural light, and fitted wardrobes providing ample storage.

Bedroom 2 – 3.22 x 3.05 m

Another good-sized double bedroom with rear-facing window overlooking the garden.

Bedroom 3 – 3.03 x 2.22 m

A single bedroom ideal as a child's room, home office, or dressing room, with built-in storage and front-facing window.

Bathroom – 1.69 x 2.22 m

Fitted with a panelled bath & electric shower, pedestal wash hand basin, tiled walls, and obscured window to the rear.

WC – 0.76 x 1.32 m

With low-level WC and window to the side elevation.

Heating

Heated via a gas central heating system, including a newly installed 2024 boiler and a traditional hot water cylinder situated in the second bedroom.

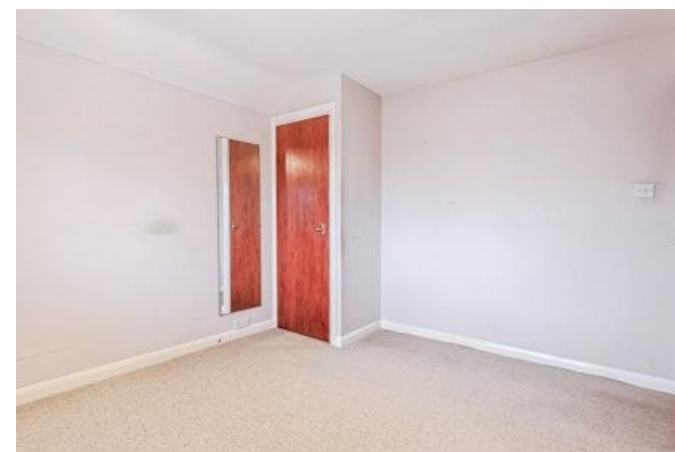
Outside

To the rear is a south facing, private enclosed garden, mainly laid to lawn with a patio seating area, well-stocked borders, and a pathway giving access to the garage and gated driveway.



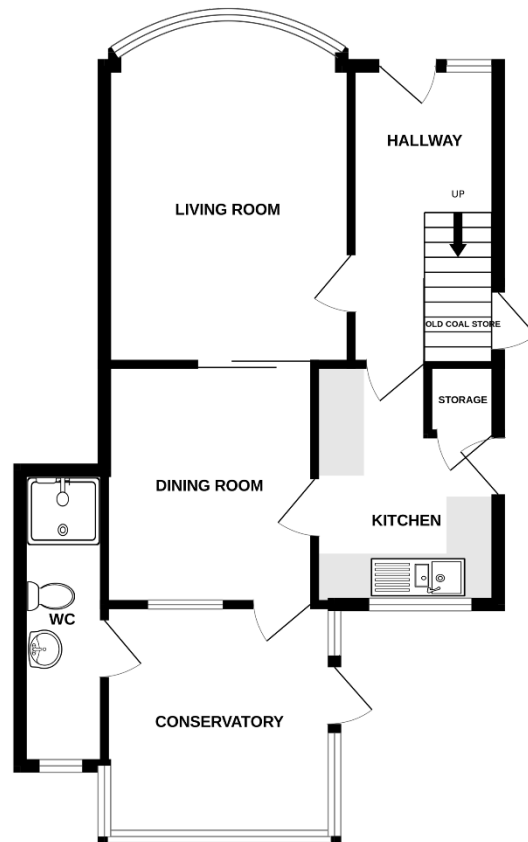
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GROUND FLOOR



1ST FLOOR



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