



11 Moorland Road, Mickleover Derby, DE3 9FX Offers Around £399,950

AN APPEALING, EXTENDED, PRE-WAR DETACHED RESIDENCE enjoying an impressive and secluded CORNER PLOT, with frontage to Moorland Road, a little known, yet highly desirable, mature residential location in the popular suburb of Mickleover. Available with IMMEDIATE VACANT POSSESSION, the property offers scope for further improvement and structural extension, subject to requirements and obtaining the necessary approvals. Having the benefit of gas central heating and UPVC double glazing, the accommodation briefly comprises: -

GROUND FLOOR, canopy entrance porch, Reception Hall, pleasant Lounge, separate Dining Room, extended Dining Kitchen, Utility Room, and Cloaks/WC. FIRST FLOOR, landing, Three Bedrooms, and modern Bathroom. OUTSIDE, large attached Garage, ample parking, and pleasant, mature, corner plot gardens affording a high degree of privacy. EPC D (2023), Council Tax Band E.

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The Property

A RARE OPPORTUNITY FOR THE DISCERNING PURCHASER TO ACQUIRE a traditional, pre-war, bay-windowed detached residence, which has been extended in more recent years, but offers excellent scope for further refurbishment to individual taste, together with potential structural extension, if so required and subject to obtaining the usual planning and building regulation approvals. The property offers a well-proportioned Family Home, comprising; canopy entrance porch, reception hall, two reception rooms, extended dining kitchen, utility room, cloaks/WC, three bedrooms, modern bathroom, large attached garage, ample parking, and mature, secluded corner plot gardens.



Location

The property enjoys a corner plot on Moorland Road, a little known, highly desirable secluded residential location off Station Road, in the popular suburb of Mickleover, well served by a range of local amenities to include; day-to-day shopping, places of worship, hair & beauty salons, eateries, public houses, and schooling. The property is within walking distance of primary and secondary schools, and a regular bus service operates to Derby city centre via the Royal Derby Hospital. Ease of access is afforded to the A38, A50, and A52 for commuting further afield.

Directions

When leaving Derby city centre by vehicle, proceed along Uttoxeter New Road, continuing over the Royal Derby hospital traffic island, still on Uttoxeter New Road, proceeding through the crossroads traffic lights and over the A38 flyover, through the next set of traffic lights and into the centre of Mickleover. At the mini traffic island turn right onto Station Road, and after approximately one-quarter of a mile turn right into Moorland Road, which is an 'access-only' road, and where the property can then be found on the left-hand corner.

Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13321.

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 and side window, opening to the: -

Reception Hall

Having central heating radiator, dado rail to the walls, and stairs to the first floor with understairs store.

Front Lounge

5.72m x 3.63m max (18'9" x 11'11" max)

Measurements are 'maximum into bay'.

Having UPVC double glazed square bay window to the front, UPVC double glazed side window, attractive pine Adam-style fire surround with tiled hearth, picture railing, central heating radiator, and multi-pane glazed doors opening to the: -



Dining Room

4.50m x 3.94m (14'9" x 12'11")

Having UPVC double glazed window, ceiling coving, dado rail, two wall light points, and central heating radiator.



Extended Dining Kitchen

5.49m x 2.79m (18'0" x 9'2")

Comprising: -

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Kitchen Area

Having fitments comprising; two double base units, three single base units, one double wall unit, and five single wall units, together with integrated gas hob with canopy over incorporating extractor hood and light, integrated electric double oven, one-and-a-half bowl stainless steel sink unit with single drainer, ample work surface areas, and breakfast bar peninsula to the: -



Dining Area

Having feature pitched-and-beamed ceiling with two, inset double glazed rooflights, central heating radiator, and double glazed sliding patio doors opening to the garden.



Lobby

Providing access to the: -

Utility Room

Having plumbing for automatic washing machine, and tiled floor.

Cloaks/WC/Shower Room

Having modern white suite comprising; low-level WC, corner wash hand basin in vanity unit with cupboards under, and recessed shower cubicle with Aquatron electric shower unit, together with half-tiled walls, UPVC double glazed window, and electric wall-mounted convector heater.



FIRST FLOOR

Landing

Having UPVC double glazed window, built-in cupboards, and access to the loft space.

Bedroom One

3.94m x 3.63m max (12'11" x 11'11" max)

Having fitments comprising; two double wardrobes, together with UPVC double glazed window, central heating radiator, and restored period cast-iron fire surround.



Bedroom Two

3.63m x 3.48m plus (11'11" x 11'5" plus)

Measurements are 'plus door recess'.

Having fitments comprising; wardrobes, together with UPVC double glazed window, and central heating radiator.

Bedroom Three

2.46m x 2.44m (8'1" x 8'0")

Having fitments comprising; wardrobes, and cupboards, together with central heating radiator, UPVC double glazed window, and boiler cupboard housing the wall-mounted main, gas central heating boiler providing domestic hot water and central heating.

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Bathroom

2.21m x 2.06m (7'3" x 6'9")

Having modern white sanitary ware comprising; low-level WC, pedestal wash hand basin, and panelled bath with shower mixer taps, together with UPVC double glazed window, part-tiled walls, central heating radiator, and built-in airing cupboard housing the hot water cylinder.



OUTSIDE

Large Attached Double Garage

5.18m x 4.57m (17'0" x 15'0")

Having electric roller door to the front, access door to the side, electric power and light, and useful loft storage space. To the front of the garage, is a block-paved driveway, affording ample car standing spaces.



Mature Front Garden

Affording a high degree of privacy, having screen hedging, lawns, and shrub borders.

Side Garden

Spacious side garden, having lawn, and flower and shrub borders.



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Rear Garden

Secluded courtyard-style rear garden, enclosed by brick walling for privacy, having block-paved areas and raised brick borders, lawns, and flower and shrub borders.



ADDITIONAL INFORMATION

Tenure

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

Council Tax

From enquiries of the VOA Website, we understand that the property currently falls within council tax band E, with Derby City Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Do you need a Survey?

If you are not buying one of our properties, but need a survey or valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

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: -

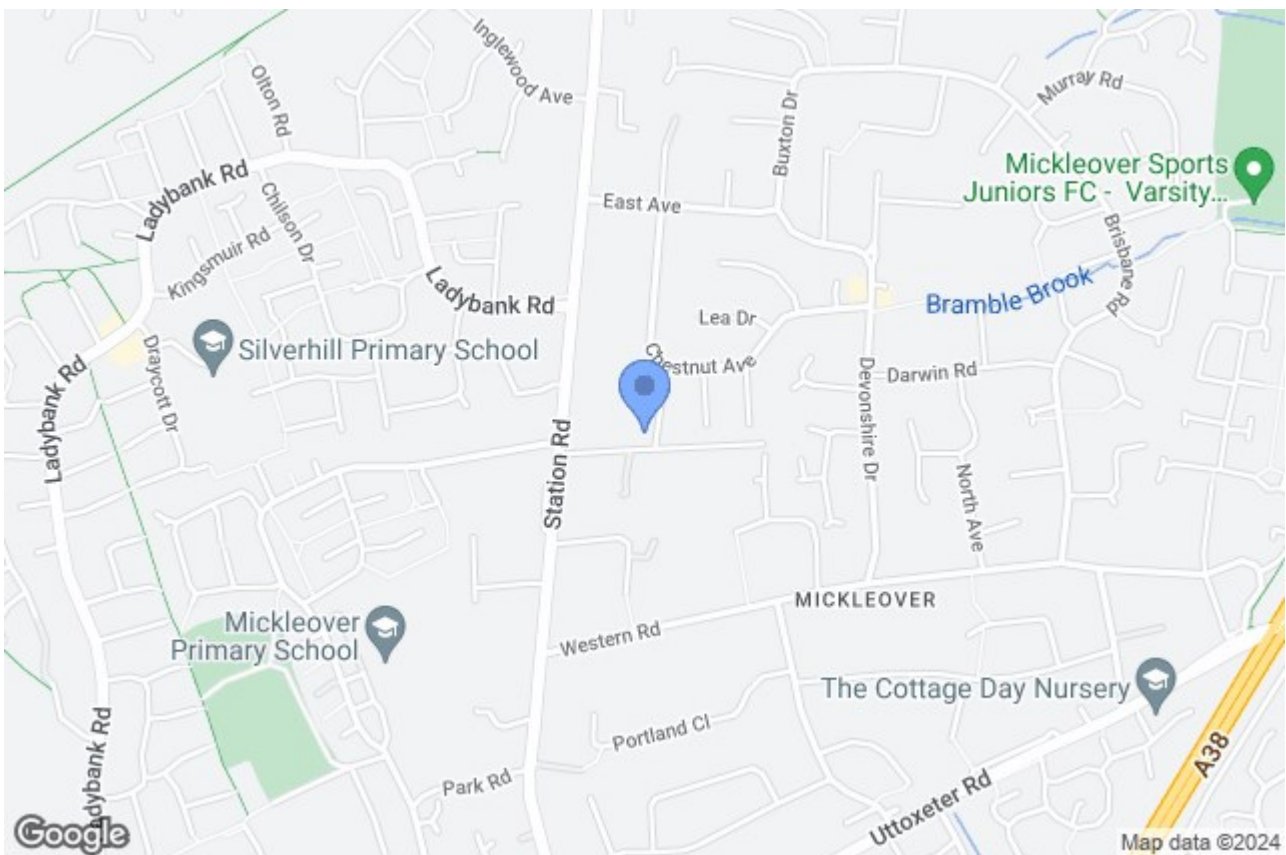
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, 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: R13321

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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 accepted for any errors or omissions.



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