



## 28 The Hollow, Mickleover Derby, DE3 0DH £318,000

INTERNALLY INSPECTION IS HIGHLY RECOMMENDED, and not a casual kerbside preview, to fully appreciate this delightfully refurbished and extended THREE-DOUBLE-BEDROOMED SEMI-DETACHED residence, enjoying open aspects to the front, in a mature and desirable residential location within the catchment area of Littleover school. Having the benefit of gas central heating, and UPVC double glazing, the accommodation briefly comprises: -

GROUND FLOOR, impressive oak-framed large Entrance Porch, Entrance Hall, front Lounge, superb open-plan Living Dining Kitchen, Utility Room, and Cloaks/WC. FIRST FLOOR, landing, Three Double Bedrooms, walk-in Dressing Room, and modern Bathroom. OUTSIDE, ample car standing to the front, and long rear garden with workshop store, adjoining fields to the rear. EPC C (2024), Council Tax Band C.

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### The Property

A traditional, pre-war semi-detached property, which in recent years, has been the subject of two-storey and single-storey rear extensions, together with an extensive refurbishment programme, and early internal inspection is highly recommended to appreciate the well-appointed and spacious interior. The accommodation comprises, canopy entrance porch entrance hall, lounge, open-plan living dining kitchen, utility room, cloaks/WC, three double bedrooms, dressing room, bathroom, ample parking, and long rear garden incorporating large workshop store.



### Location

The property enjoys a well-established and popular residential location, convenient for Mickleover centre and range of amenities, together with the catchment area of the highly regarded Littleover secondary school. The property enjoys open aspects to the front over open countryside, and ease of access is afforded to the A38 and A50 for commuting further afield. The Royal Derby Hospital, and Derby city centre are just a short drive away.



### Directions

When leaving Derby city centre by vehicle, proceed along Uttoxeter New Road, continue across the ring road traffic lights, and past the Royal Derby Hospital at the traffic island, continuing along Uttoxeter New Road through the crossroads traffic lights, and into the centre of Mickleover, then at the mini traffic island turn left into Kipling Drive, then at the T-junction at the bottom turn right, then first left into a continuation of The Hollow to find the property on the left-hand side.

### Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13366.

### Accommodation

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

### GROUND FLOOR

#### Large Canopy Entrance Porch

Oak-framed, and being an impressive entrance to the property, having composite security front door, and UPVC double glazed side window.

#### Entrance Hall

Having central heating radiator with ornate cover, oak internal doors, and stairs to the first floor with understairs stores.



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### Front Lounge

3.66m x 3.53m (12'0" x 11'7")

Having UPVC double glazed window to the front, and chimney breast with fireplace recess and exposed brickwork, incorporating electric coal-effect fire, together with central heating radiator.



### Superb Open-Plan Living Dining Kitchen

8.26m x 5.31m max, 4.09m min (27'1" x 17'5" max, 13'5" min)

Measurements are '27'1" x 17'5" maximum, 13'5" minimum/8.26m x 5.31m maximum, 4.09m minimum'.

Comprising: -



### Living Dining Area

Having solid oak flooring, central heating radiator, stone-effect chimney breast with display recess and exposed brickwork, eight ceiling downlighters, central heating radiator, and opening to the: -



### Kitchen Dining Area

Having oak flooring, feature part-sloping ceiling with two Velux double glazed rooflights, and exposed timber panelling and beam, double glazed bifold doors opening to the rear patio, and opening to the: -

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### Kitchen Area

Having a range of stylish light-grey fitments comprising; one double base unit, four single base units, drawers, and four single wall units, together with one-and-a-half bowl stainless steel sink unit with single drainer, breakfast bar island with one double base unit and wine fridge, integrated appliances to include electric induction hob with extractor hood and light over, electric double oven, fridge, and freezer, ample work surface areas with tiled splashbacks, three ceiling downlighters, and UPVC double glazed window to the rear overlooking the rear garden to fields beyond.



### Utility Room

2.69m x 1.32m (8'10" x 4'4")

Having fitments comprising, single base unit, and single wall unit housing a Vaillant gas-fired combination boiler providing domestic hot water and central heating, together with stainless steel sink unit with single drainer, work surface area with tiled splashback and appliance space under, plumbing for automatic washing machine, UPVC double glazed window, extractor fan, and three ceiling downlighters.

### Cloaks/WC

Having white suite comprising; low-level WC, together with tiled floor, tiled walls with feature, exposed timber panelling, extractor fan, and two ceiling downlighters.

## FIRST FLOOR

### Landing

Having UPVC double glazed window, and access to the loft space via a timber loft ladder, being part-boarded, and having the benefit of electric light, affording potential for conversion to further accommodation, if so required, and subject to obtaining the usual planning and building regulation approvals.

### Front Bedroom One

3.63m x 3.53m (11'11" x 11'7")

Having feature, part-panelled walls, central heating radiator, and UPVC double glazed windows to the front enjoying views over fields.



### Bedroom Two

3.94m x 3.43m (12'11" x 11'3")

Having feature, part-panelled walls, central heating radiator, and UPVC double glazed window enjoying views over the fields.



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### Bathroom

Having modern white suite comprising; panelled bath and rain-shower fitment over, low-level WC, and pedestal wash hand basin, together with part-tiled walls, UPVC double glazed window, and heated chrome towel rail.



### Inner Landing

Having central heating radiator, and walk-in dressing room.

### Rear Bedroom Three

4.72m x 2.74m max (15'6" x 9'0" max)

Having fittings comprising; double wardrobe, together with central heating radiator, and UPVC double glazed window to the rear enjoying views.



## OUTSIDE

### Front Garden

The property enjoys an impressive elevated position, with tarmacadam driveway to the front affording standing for three/four vehicles, raised stone and timber borders, and side gate and pathway leading to the: -

### Long Rear Garden

Having raised paved patio with pergola over, and large artificial turfed area with raised borders, incorporating large detached workshop store with adjoining play area, and further gravel-and-slate areas, for easy maintenance.



## ADDITIONAL INFORMATION

### Tenure

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

### NOTE TO PURCHASERS

Please note, we understand that a planning application has been submitted for residential development on the fields to the rear of the property.

### 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.

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### **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: -

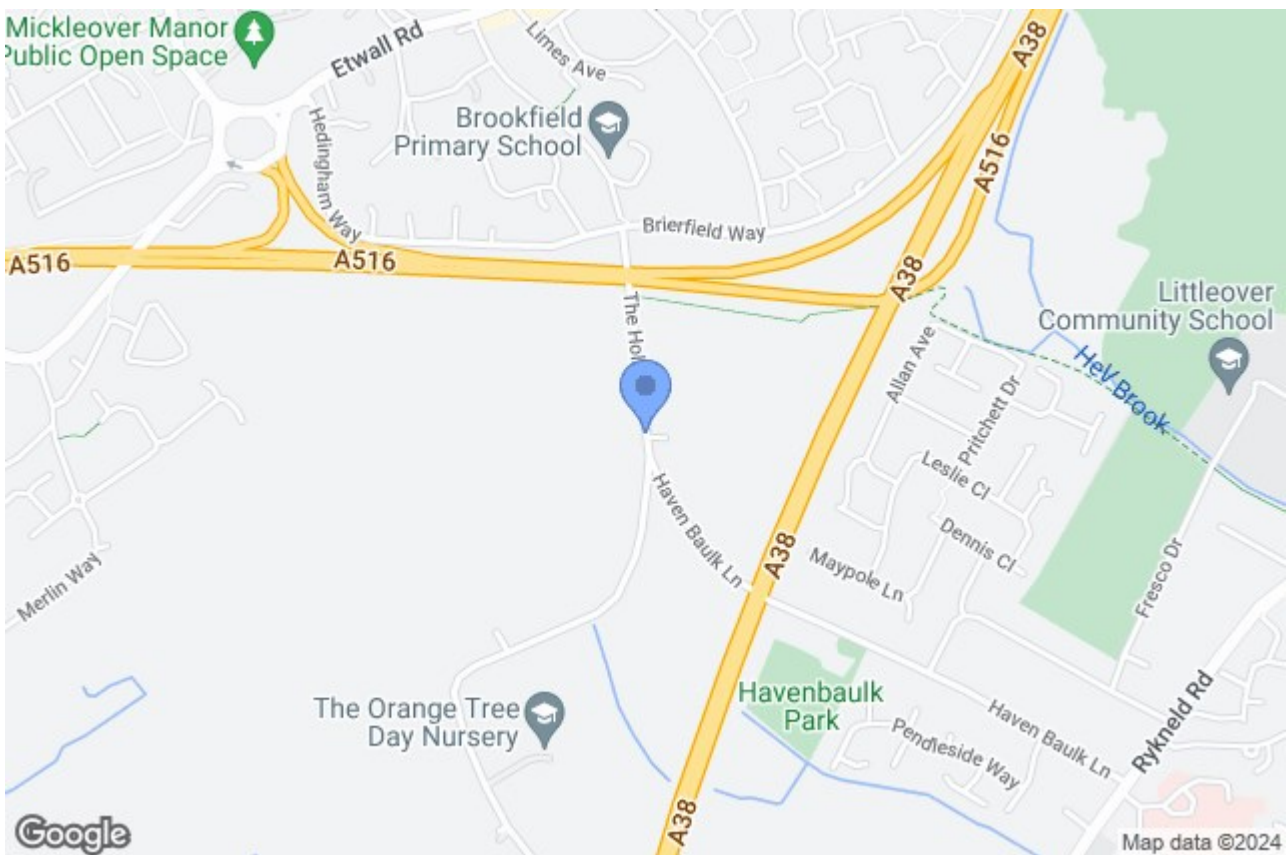
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, 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: R13366**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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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