



GADSBY
NICHOLS

25 Burbage Drive, Mickleover, Derby, DE3 0GS

£279,000

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A SUPERB, MODERN, THREE-BEDROOMED SEMI-DETACHED residence, having been the subject of considerable expenditure by way of additional specification, and as a result is considered to be one of the most pleasing examples of its type in the area, with early internal inspection highly recommended to be fully appreciated. Having the benefit of gas central heating and UPVC double glazing, the stylish interior briefly comprises: -

GROUND FLOOR, canopy Porch, outer Hall, inner Hall, Cloaks/WC, Dining Kitchen with quality fitments and integrated appliances, Pantry, and delightful Lounge. FIRST FLOOR, landing, main Double Bedroom with Ensuite Shower Room, a further Two Bedrooms, and principal Bathroom. OUTSIDE, corner plot with twin car standing to the front, and landscaped rear garden. EPC B (exp. 2032), Council Tax Band C.

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THE PROPERTY



Constructed in 2022 by Avant Homes, and of the Lorton design, is this well-proportioned semi-detached home, where the existing vendor has undertaken significant expenditure by way of additional specifications from the new design, to include items such as chrome power points, ceilings downlighters, flooring, and window shutters, to name but a few. As a result early internal

inspection is highly recommended to fully appreciate the stylish accommodation, which has been designed for modern, contemporary living of a free-flowing open-plan design, comprising; porch, outer hall, inner hall, cloaks/WC, dining kitchen, pantry, lounge, main bedroom with ensuite shower room, a further two bedrooms, bathroom, twin car standing to the front, and landscaped gardens.

Please note, this style of property is larger than a number of similar, modern three-bedroomed, semi-detached properties, on the same development.

LOCATION



The property is situated on the popular Cotchetts Village development in Mickleover, within minutes driving distance of the A50 and A38 for commuting further afield. Mickleover is renowned for comprehensive range of amenities to include; day-to-day shopping, places of worship, doctors and dentist surgeries, hair and beauty salons, eateries, public houses, schooling, and recreational facilities. There is a regular bus service from Mickleover to

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Derby city centre, which runs via the Royal Derby Hospital. The property is also close to open countryside, affording picturesque walks.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed southwest along the A38 taking the exit for the A516 towards Etwall, then at the traffic island turn right into the Cotchetts Village development onto Kensey Road, and at the next traffic island turn left onto Henmore Crescent, and left into Burbage Drive.

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13380.

ACCOMMODATION

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

GROUND FLOOR

CANOPY PORCH

Having wide entrance door and side window, opening to the: -

OUTER HALL

Having central heating radiator, LVT wood-effect flooring, large built-in double cloaks cupboard, and door opening to the: -

INNER HALL



Having LVT wood-effect flooring, stairs to the first floor with understairs pantry, central heating radiator, and opens to the kitchen and lounge for modern contemporary living.

PANTRY

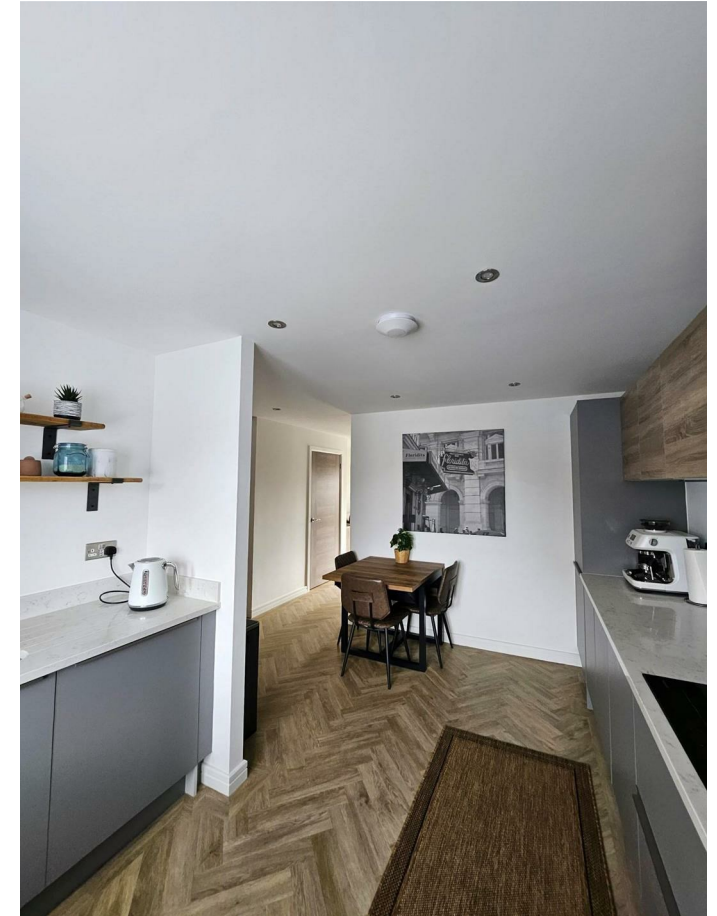


Having Wren fittings comprising; one double base unit, wine fridge, and shelving over.

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DINING KITCHEN

4.11m x 2.97m (13'6" x 9'9")



Having range of stylish fitments in grey, complimented by wood-effect units, and comprising; one double base unit, four single base units, drawers, three double wall units, and one single wall unit, together with integrated appliances to include; electric induction hob with extractor hood and light over, electric fan-assisted oven, electric combination microwave oven, fridge, freezer, dishwasher, and washing machine, with one-and-a-half bowl stainless steel sink inset in quartz worktop, ample quartz work surfaces with matching splashbacks and concealed lighting over, six ceiling downlighters, ceiling extractor fan, UPVC double glazed window to the front with window shutters.

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CLOAKS/WC



Having white sanitary ware comprising; low-level WC, and 'floating' wash hand basin, together with tiled walls, tiled floor, central heating radiator, two ceiling downlighters, and ceiling extractor fan.

REAR LOUNGE

4.95m x 3.28m (16'3" x 10'9")



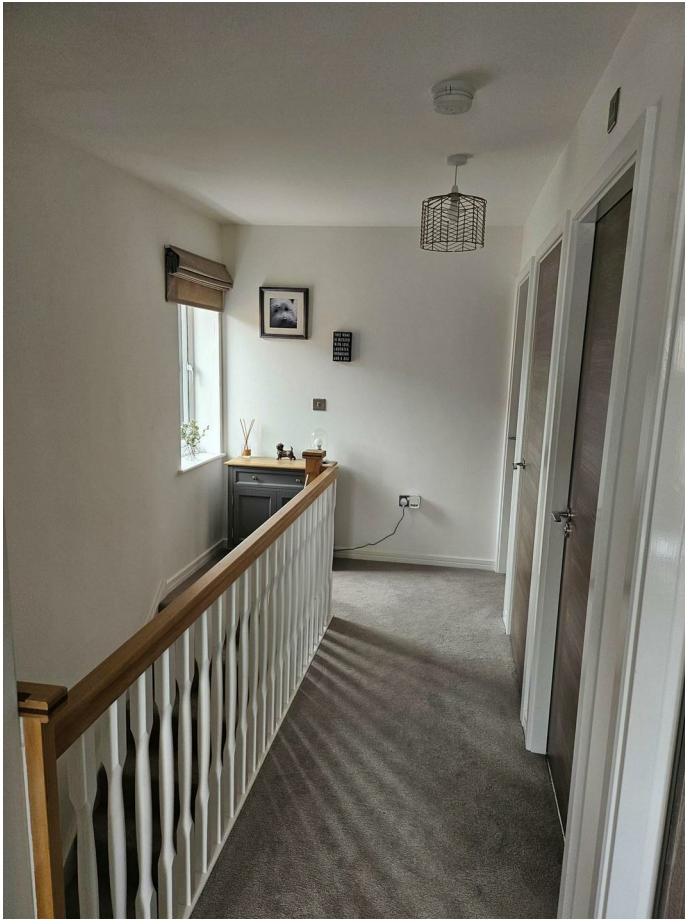
Having LVT wood-effect flooring, two central heating radiators, and UPVC double glazed bifold doors, overlooking and giving access to the rear garden, and being approximately southwest facing.



FIRST FLOOR

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LANDING



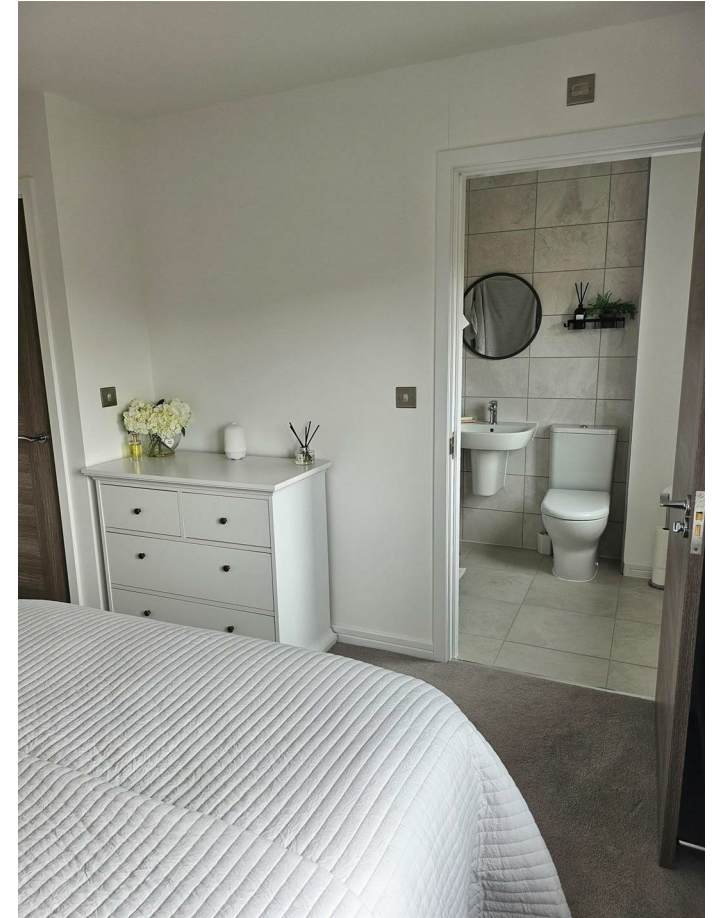
Having UPVC double glazed window, and access to the insulated loft space, together with boiler/airing cupboard housing a Baxi wall-mounted gas-fired combination boiler providing domestic hot water and central heating.

REAR BEDROOM ONE

3.58m x 3.25m (11'9" x 10'8")



Having central heating radiator, and UPVC double glazed window enjoying views towards open countryside.



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LUXURY ENSUITE SHOWER ROOM

2.44m x 1.52m (8'0" x 5'0")



Having modern white sanitary ware comprising; low-level WC, 'floating' wash hand basin, and wide shower cubicle with mains-fed shower unit, together with heated chrome towel rail, tiled floor, part-tiled walls, three ceiling downlighters, and ceiling extractor fan.

FRONT BEDROOM TWO

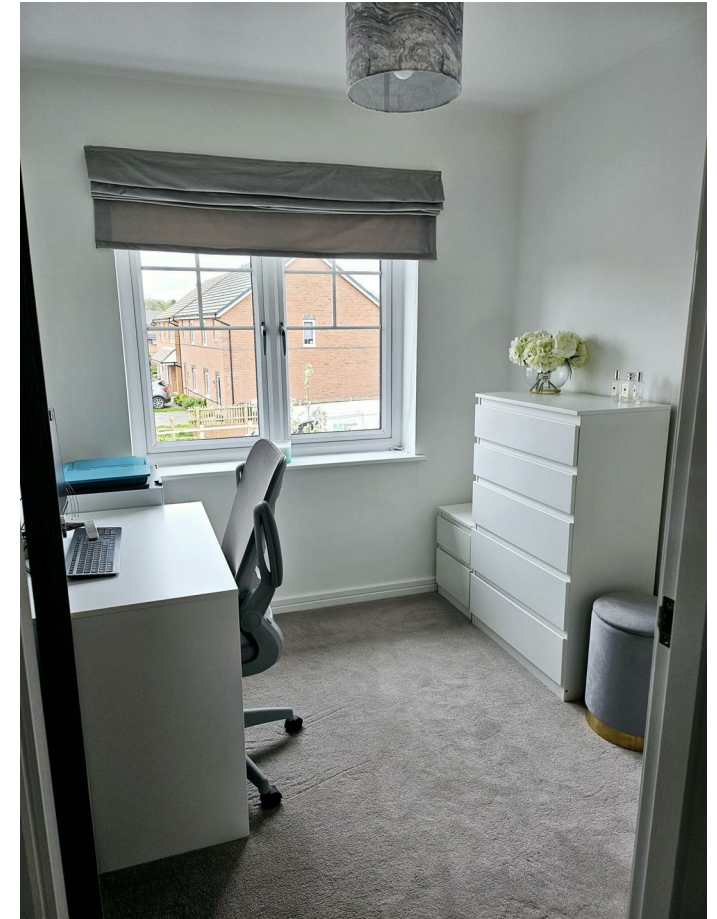
3.35m x 2.64m plus (11'0" x 8'8" plus)



Measurements are 'plus door recess'.
Having UPVC double glazed window, and central heating radiator.

FRONT BEDROOM THREE

2.79m x 2.24m max (9'2" x 7'4" max)



Having UPVC double glazed window, and central heating radiator.

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BATHROOM



Having modern white sanitary ware comprising; low-level WC, 'floating' wash hand basin, and panelled with mains shower mixer taps and glazed shower screen, together with tiled floor, part-tiled walls, four ceiling downlighters, ceiling extractor fan, and heated chrome towel rail.

OUTSIDE

FRONT GARDEN

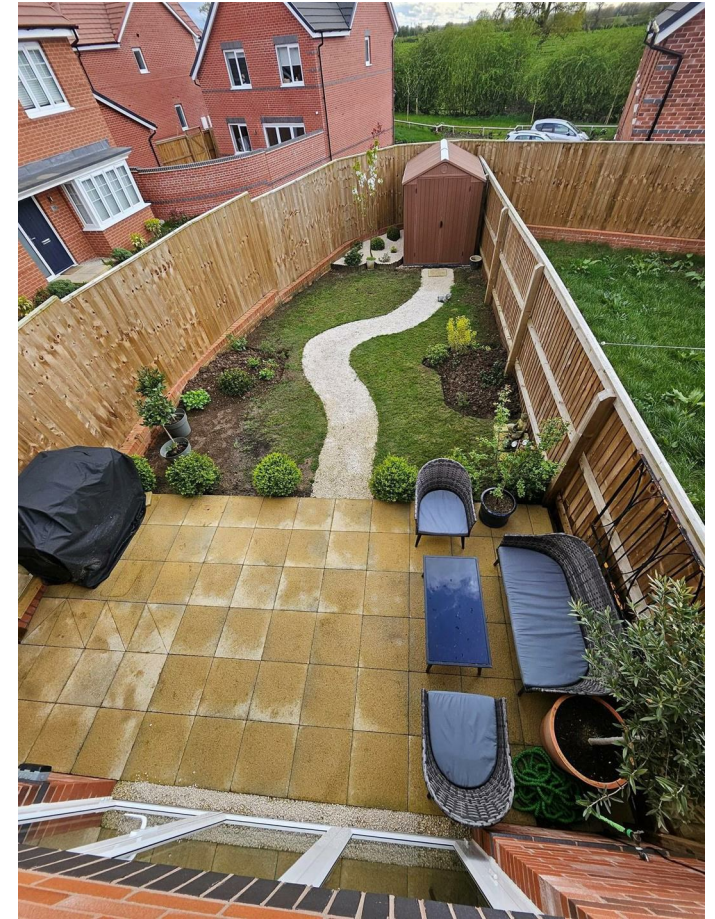
Having twin, tarmac car standing spaces, lawn and flower borders, and side paved pathway and gate leading to the: -

REAR GARDEN



Landscaped rear garden, having large paved patio, shaped lawns, gravel path, flower borders, outside water tap, external power points, and is enclosed by fencing for privacy.

The Keter shed is included in the sale.



ADDITIONAL INFORMATION

TENURE

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

DO YOU NEED A SURVEY?

If you are not buying one of our properties, but need a 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.

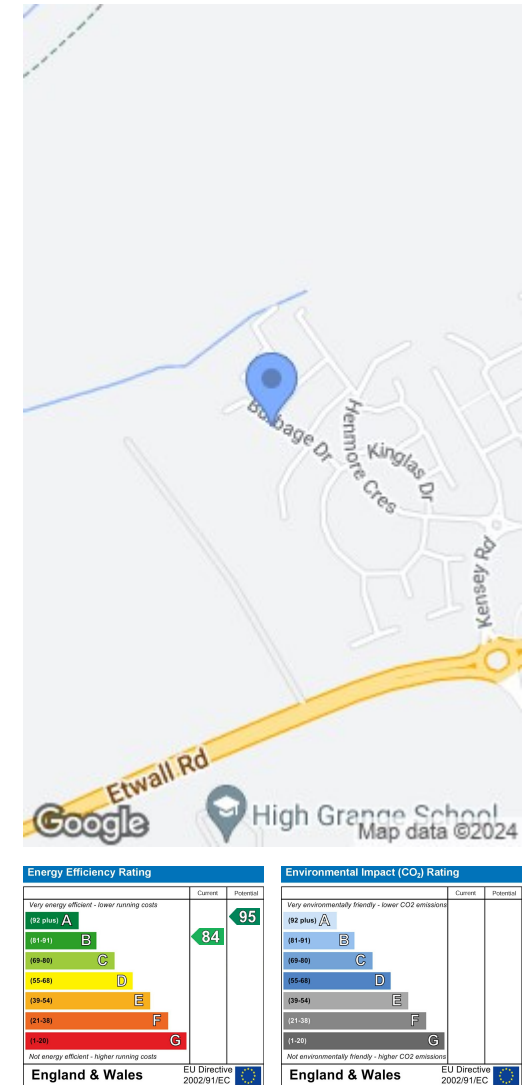
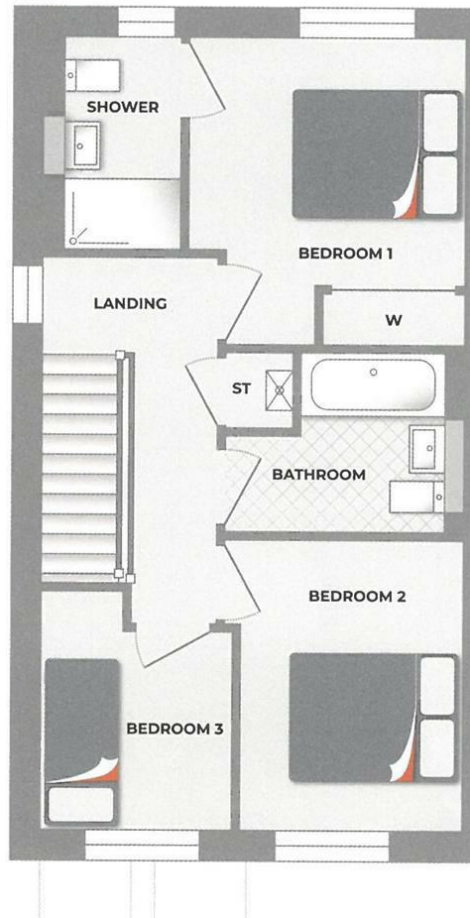
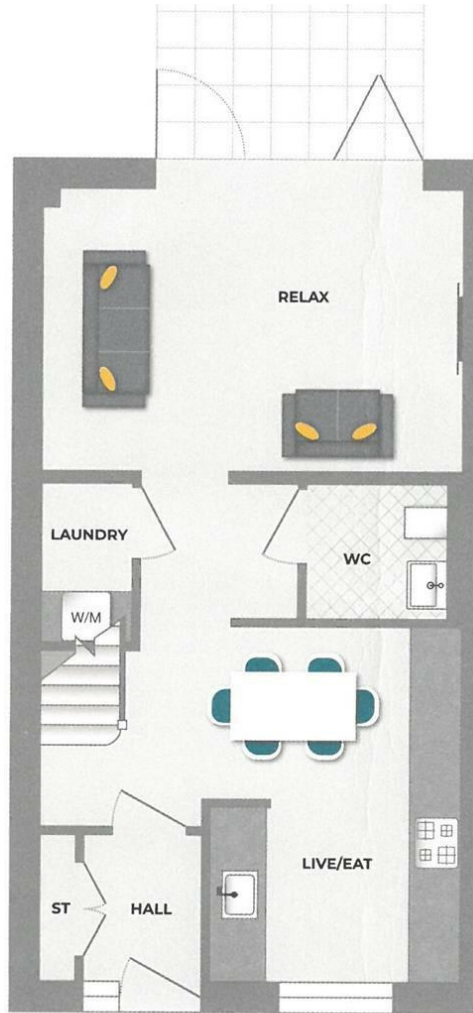
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

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: R13380



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 taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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