



GADSBY
NICHOLS

68 Millers Way, Milford, Belper, DE56 0RZ

£265,000

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A HIGHLY APPEALING, THREE-BEDROOMED, MODERN TOWNHOUSE, enjoying a secluded position on this sought-after Riverside development, in the desirable Village of Milford. Requiring internal inspection to be fully appreciated, the well-proportioned interior has the benefit of gas central heating, and double glazing, and briefly comprises: -

GROUND FLOOR, canopy Entrance Porch, Entrance Hall, front Lounge, Dining Kitchen with modern fittings and integrated appliances, and Utility Room/former cloaks/WC. FIRST FLOOR, landing, Main Bedroom with refitted En-Suite Shower Room, a further Two Bedrooms, and Family Bathroom. OUTSIDE, front garden, pleasant enclosed rear garden, and large Garage. EPC C (2030), and Council Tax Band C.

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THE PROPERTY



An attractive mid-Townhouse, constructed with stone facings to afford an aesthetically pleasing appearance, offering a well-proportioned interior, with internal inspection being highly recommended to fully appreciate the accommodation and layout. Comprising; canopy entrance porch, entrance hall, lounge, spacious dining kitchen, utility room/former cloaks/WC, landing, main bedroom with ensuite, two further bedrooms, bathroom, front and rear gardens, and large garage with parking to the front.

LOCATION



The property fronts a quiet and secluded pedestrian walkway, and forms part of a sought-after riverside development, literally within minutes walking distance of the River Derwent and picturesque walks, yet set within the desirable Village of Milford, close to the popular Market Town of Belper affording a comprehensive range of amenities to include; day-to-day shopping, doctors and dentist surgeries, hair and beauty salons, places of worship, eateries, public houses, and schooling. The area also benefits from a local railway station in Belper which connects Matlock to the north, and Derby to the south, together with access to a regular bus route between Derby, Allestree, Duffield and Belper.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed north along the A6, proceeding through Allestree and Duffield, then on entering Milford, after crossing the bridge over the river, continue towards Belper before turning left into Foundry Lane, following the road round to the right adjacent to the river into Millers Way, before finding the property within a small pedestrian cul-de-sac, on the right-hand side.

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13400.

ACCOMMODATION

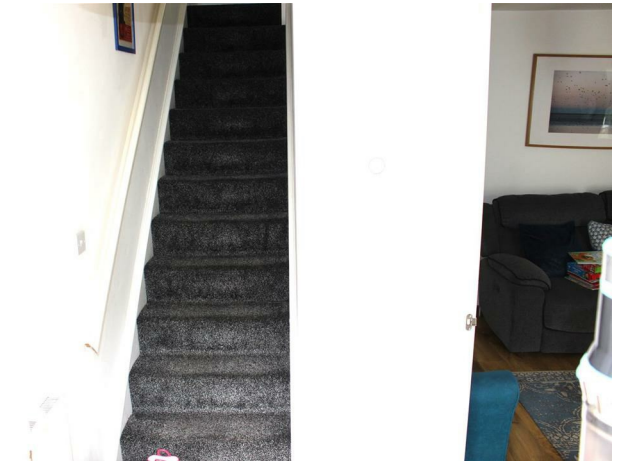
Having the benefit of gas central heating and double glazing, the detailed accommodation comprises: -

GROUND FLOOR

CANOPY ENTRANCE PORCH

Having modern glazed roof, and front entrance door opening to the: -

ENTRANCE HALL



Having wood-effect flooring, and stairs to the first floor.

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LOUNGE

4.24m x 3.76m plus (13'11" x 12'4" plus)



Measurements are 'plus bay'.
Having wood-effect flooring, double glazed bay window to the front, central heating radiator, and TV point.



DINING KITCHEN

4.67m x 3.68m max (15'4" x 12'1" max)



Having modern cream fittings comprising; four single base units, drawers, four single wall units, and further single wall unit housing an Ideal gas-fired combination boiler, which we understand was installed in 2020, and provides domestic hot water and central heating, together with integrated appliances to include; stainless steel gas hob with stainless steel canopy over incorporating extractor hood and light, stainless steel electric oven, and dishwasher, with stainless steel sink unit and single drainer, ample work surface areas, tiled floor, central heating radiator, eight ceiling downlights, double glazed window, and double glazed French doors to the rear garden.



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UTILITY ROOM/FORMER CLOAKS/WC



Being the former cloaks/WC, and could easily be reconverted, if so required.
Having tiled floor, and pedestal wash hand basin.

FIRST FLOOR

LANDING

Having central heating radiator, built-in linen cupboard, and access to the loft space.

FRONT BEDROOM ONE

3.78m x 2.67m plus (12'5" x 8'9" plus)



Measurements are 'plus bay'.
Having central heating radiator, and double glazed square bay window to the front.

EN-SUITE SHOWER ROOM



Having been refitted with modern white sanitary ware, comprising; wash hand basin in vanity unit

with cupboards under, low-level WC, and wide shower cubicle with rain and handheld shower attachments, together with heated chrome towel rail.



BEDROOM TWO

2.87m x 2.67m (9'5" x 8'9")



Having double glazed window, and central heating radiator.

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BEDROOM THREE

2.82m x 1.98m (9'3" x 6'6")



Having double glazed window, and central heating radiator.

FAMILY BATHROOM



Having modern white suite comprising; low-level WC, panelled bath with electric shower unit over, and pedestal wash hand basin, together with central

heating radiator, double glazed window, and ceiling extractor fan.

OUTSIDE

FRONT GARDEN

Laid mainly to slate, with flower and shrub borders.

REAR GARDEN



Pleasant rear garden, enclosed by fencing for privacy, having paved patio, lawn, flower and shrub borders, and rear gate providing pedestrian access to: -

LARGE GARAGE

5.66m x 3.81m (18'7" x 12'6")



Situated within an adjacent courtyard, forming the ground floor of a row of apartments, having up-and-over door, and tandem car standing spaces to the front.

ADDITIONAL INFORMATION

TENURE

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

We understand that the garage is leasehold, held under Land Registry Title DY418842, on a 999-year lease from 1st January 2006.

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

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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.

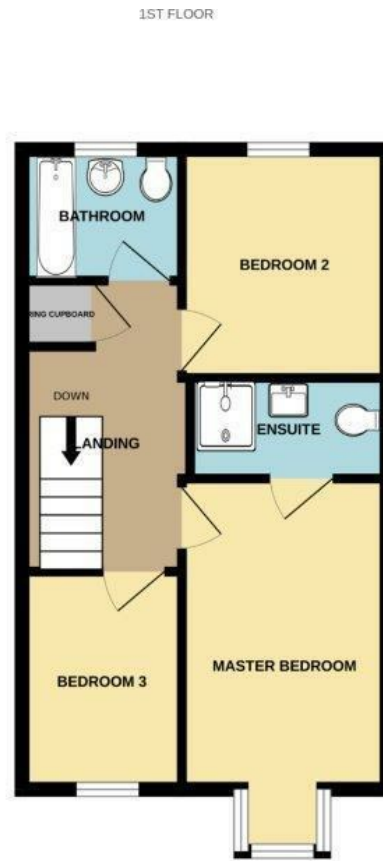
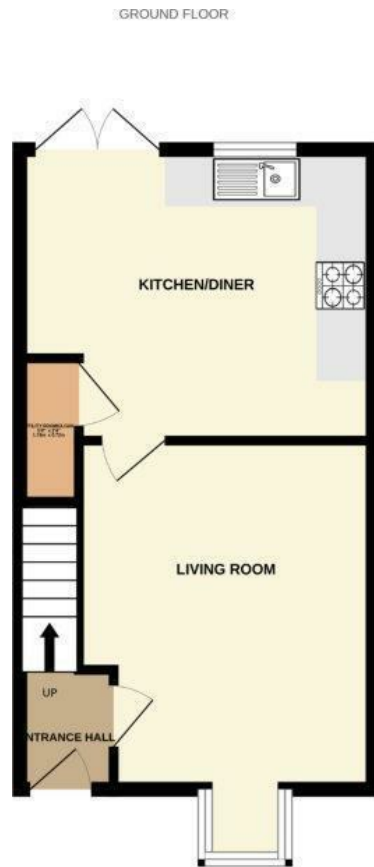
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

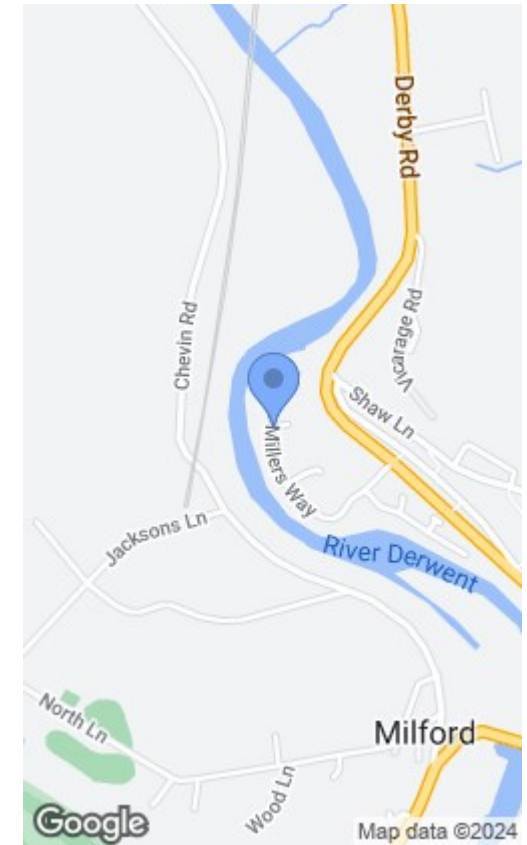
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill,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

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
74	88		

Energy Efficiency Rating scale: A (92-101), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating scale: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20).

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 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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