



GADSBY  
NICHOLS

21 St. Nicholas Place Milford Street, Darley Abbey, Derby, DE1 3GD

£305,000



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A TASTEFULLY APPOINTED AND HIGHLY APPEALING, THREE-STOREY, THREE-BEDROOMED MODERN MEWS property, located within an EXCLUSIVE GATED COURTYARD DEVELOPMENT in the Strutts Park Conservation Area, a sought-after location close to Duffield Road, within easy walking distance of Derby city centre and Darley Park. The highly adaptable interior requires internal inspection to be fully appreciated, and having the benefit of gas central heating, and UPVC double glazing, briefly comprises:-

GROUND FLOOR, canopy porch, entrance hall, cloaks/WC, bedroom three, and utility room. FIRST FLOOR, L-shaped lounge, separate dining room opening to fitted kitchen. SECOND FLOOR, main double bedroom with luxury ensuite shower room, bedroom two, and principal bathroom. OUTSIDE, integral single garage, foregarden and further car standing space, and enclosed, landscaped generous, rear garden. EPC tbc, Council Tax Band D.

## 21 St. Nicholas Place Milford Street, Darley Abbey, Derby, DE1 3GD

### THE PROPERTY



We understand that the property was originally constructed in 2000 by Birch Homes (Miller Homes), and is of an appealing, three-storey mews design, enjoying an exclusive development accessed via electronic security entrance gates. The property has been further improved in recent years, to include the installation of UPVC double glazing, refitting of the ensuite shower room, refurbishment of the kitchen, and numerous replacement floor coverings. Therefore, the tastefully appointed interior can only be appreciated by internal inspection. The accommodation offers a high degree of adaptability, with the benefit of Juliet-style balconies to the first floor level to the lounge and dining room, with the kitchen having been fitted with modern integrated appliances, and the second floor bedroom having built-in wardrobes and a luxury ensuite shower room.

### LOCATION



St. Nicholas Place is situated in a favourable location close to Duffield Road, the Five Lamps, and adjacent to the Strutts Park Conservation Area, within easy walking distance of Darley Park and the river for picturesque walks, and Derby City Centre for a range of amenities. Ease of access is afforded to Derbys' ring road system, for commuting further afield.

### DIRECTIONS

When leaving Derby city centre by vehicle, the property is best approached via the A6 Duffield Road and continuing at the Five Lamps intersection before turning first right into Belper Road, which returns towards the City Centre. Proceed to the end of Belper Road, before turning left into Milford Street to find St. Nicholas Place on the right-hand side approached via electronic security gates.

What 3 Words /// sums.lamp.hero

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13483

### ACCOMMODATION

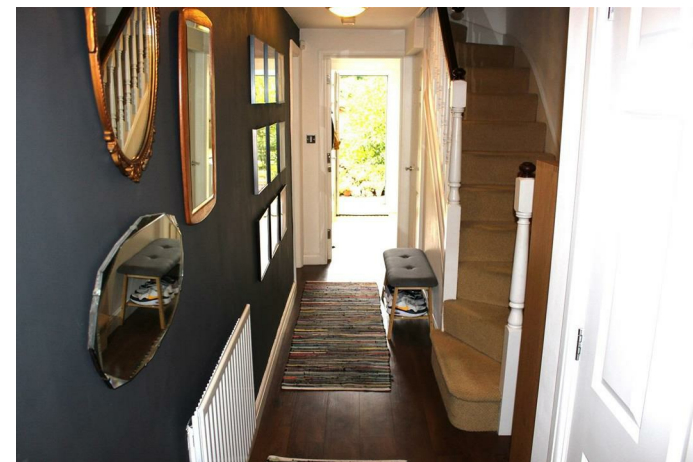
Having the benefit of gas central heating, and UPVC double glazing, the accommodation comprises: -

#### GROUND FLOOR

##### CANOPY ENTRANCE PORCH

Having front entrance door opening to the:-

##### ENTRANCE HALL



Having central heating radiator, telephone point, Karndean flooring, and stairs to the first floor with understairs store.

##### CLOAKS/WC

Having modern suite comprising; low-level WC, and wash hand basin, together with central heating radiator, and UPVC double glazed window.



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### BEDROOM THREE

2.77m x 2.51m (9'1" x 8'3")



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

### UTILITY ROOM

2.67m x 2.11m (8'9" x 6'11")

Having modern fitments comprising; one single base unit, and two single wall units, together with stainless steel sink unit with single drainer, work surface area with tiled splashback and appliance space under, plumbing for automatic washing machine, central heating radiator, Vantaxi extractor fan, double glazed door opening to the rear garden, and wall-mounted Gloworm gas central heating boiler for domestic hot water and central heating. We understand the boiler was installed in 2023, and has a 10-year guarantee.

### FIRST FLOOR

#### LANDING

Having intercom phone to the main electronic security gates, central heating radiator, and stairs to the second floor.

### PLEASANT L-SHAPED LOUNGE

4.93m x 4.72m max 2.64m min (16'2" x 15'6" max 8'8" min)



Being of an appealing L-shaped design, and having UPVC double glazed French doors to Juliet-style balcony to the front, further UPVC double glazed sash-style window to the front, central heating radiator, laminate flooring, ceiling downlighters, TV point, telephone point, and double doors opening to the: -



### DINING ROOM

2.95m x 2.64m (9'8" x 8'8")



Having UPVC double glazed double French doors to the Juliet-style balcony to the rear enjoying views over the garden, dimmer switch to the lights, laminate flooring, central heating radiator, and opening to the: -



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### KITCHEN

2.67m x 1.98m (8'9" x 6'6")



Recently refurbished with stylish graphite-grey fitments comprising; four single base units, drawers, and five single wall units, together with integrated stainless steel gas hob with stainless steel canopy over incorporating extractor hood and light, integrated electric oven, integrated dishwasher, integrated fridge, one-and-a-half bowl stainless steel sink unit with single drainer, work surface areas with tiled splashbacks, Ventaxia extractor fan, four ceiling downlighters, and UPVC double glazed window to the rear.

### SECOND FLOOR

#### LANDING

Having built-in airing cupboard.

### BEDROOM ONE

4.11m x 3.00m plus (13'6" x 9'10" plus)



These measurements are 'plus the wardrobes'. Having fitments comprising; one double and one single built-in wardrobes, together with two UPVC double glazed sash-style windows to the front, TV point, telephone point, and central heating radiator.



### LUXURY ENSUITE SHOWER ROOM



Having been refitted in recent years, with modern white suite comprising; wash hand basin in vanity unit with cupboards under, low-level cistern WC, and wide shower cubicle with tiled surround and shower unit, together with extensively tiled walls, five LED ceiling downlighters, ceiling extractor fan, and tiled floor.



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### REAR BEDROOM TWO

2.92m x 2.59m (9'7" x 8'6")



Having fittings comprising; built-in double wardrobe with sliding mirrored doors, together with central heating radiator, UPVC double glazed window, and access to insulated loft space.



### PRINCIPAL BATHROOM

2.79m x 2.08m (9'2" x 6'10")



Having modern suite comprising; low-level WC, pedestal wash hand basin, and panelled bath with shower mixer taps, together with part-tiled walls, electric shaver point, central heating radiator, Velux double glazed rooflight, and four ceiling downlighters.

### OUTSIDE

#### FOREGARDEN

Having shrub borders and driveway affording car standing, and leading to the: -

#### INTEGRAL SINGLE GARAGE

5.00m x 2.59m (16'5" x 8'6")

Having up-and-over door to the front, and electric power and light.

### REAR GARDEN



Having been landscaped in recent years, and being of a generous nature for this style of property at approximately fifty-feet in depth, having paved patio, timber decking area, lawn, well-stocked shrub borders, external light, external water tap, and is enclosed by fencing for privacy, with gated pedestrian access to the rear.



### ADDITIONAL INFORMATION

## **TENURE**

The property is freehold with vacant possession on completion.

## **CHARGES**

We understand that there is a Service Charge of approximately £150 (one hundred and fifty pounds) per annum for maintenance of the electronic security gates to the development, maintenance of the central shrub border, and external lighting.

## **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.

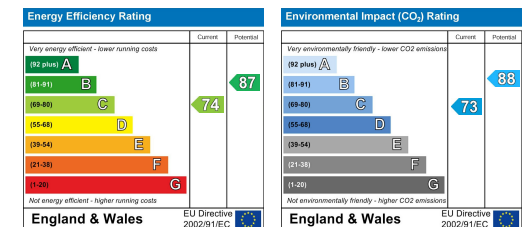
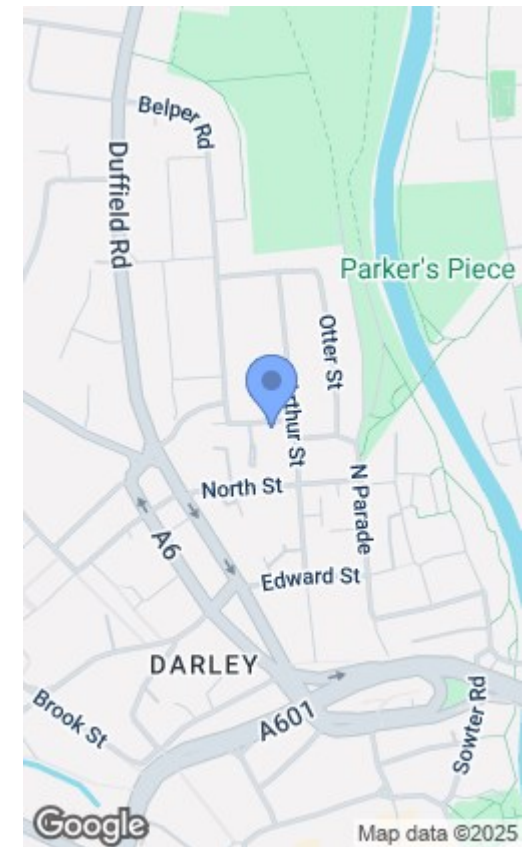
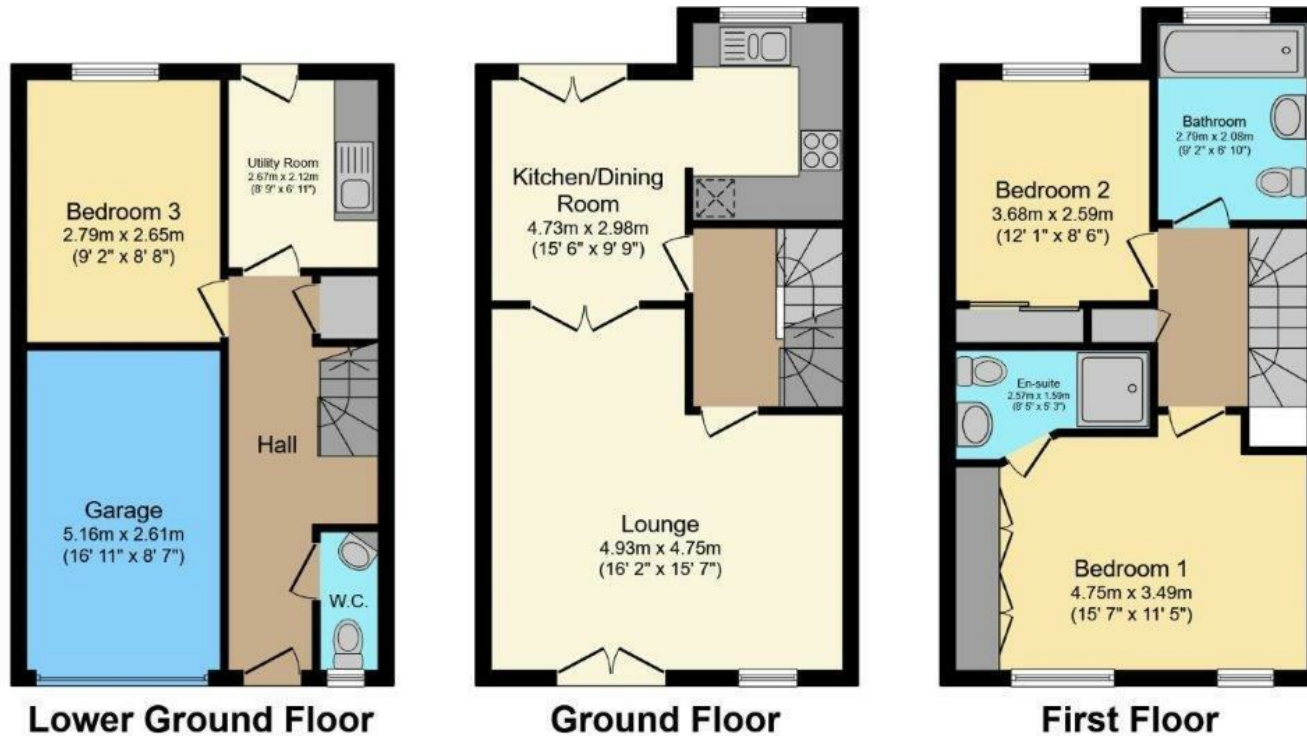
In order to carry out the identity checks, we will need to request the following: -

- 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: R13483**





Total floor area 119.1 sq.m. (1,282 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

#### 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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