



GADSBY
NICHOLS

6 Hoylake Court, Mickleover, Derby, DE3 0PT
£258,000

6 Hoylake Court, Mickleover, Derby, DE3 0PT



AN APPEALING, THREE-BEDROOMED SEMI-DETACHED residence, which has recently seen the completion of an extensive refurbishment programme, and enjoys a popular and well-established residential location in Mickleover, within minutes walking distance of the local primary school, and convenient for amenities and the Royal Derby Hospital. Requiring internal inspection to be fully appreciated, the accommodation benefits from gas central heating and double glazing, and briefly comprises: -

GROUND FLOOR, entrance hall, front lounge, rear dining room, and modern kitchen with appliances. FIRST FLOOR, landing, three bedrooms, and modern bathroom. OUTSIDE, attached single garage, front garden, ample car standing spaces, and landscaped rear garden. EPC tbc, Council Tax Band B.

6 Hoylake Court, Mickleover, Derby, DE3 0PT

THE PROPERTY

The vendors wish to advise that the building materials to the front of the property will be removed shortly.

A semi-detached residence, which recently undergone an extensive refurbishment scheme to include the building of a new garage, and the more recent installation of UPVC double glazing in 2022, and new gas central heating boiler in 2025, New cladding front and rear and insulated with 50ml Kingspan together with many additional features. Early internal inspection is highly recommended. Comprising; entrance hall, two reception rooms, modern kitchen, three bedrooms, modern bathroom, single garage, ample parking, and front and rear gardens.

LOCATION

The property enjoys a well-established and popular residential location in Mickleover, within minutes walking distance of a local primary school. Mickleover is well served by a range of amenities to include; day-to-day shopping, places of worship, doctors and dentist surgeries, hair and beauty salons, eateries, public houses, and leisure facilities. A regular bus service provides links to Derby city centre via the Royal Derby Hospital. Ease of access is afforded to the A38, A50, and A52 for commuting throughout the region.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Uttoxeter New Road, continuing across the ring road traffic lights, straight on at the Royal Derby Hospital through the cross-roads traffic lights, and through the traffic lights after the A50 flyover, then at the mini traffic island in the centre of Mickleover turn right into Station Road, and after approximately

0.5-miles turn left into Ladybank Road, left into Chilson Drive, left into Drysdale Road, right into Hoylake Drive, and left into Hoylake Court.

What 3 Words /// farm.proper.belt

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13504.

ACCOMMODATION

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

GROUND FLOOR

ENTRANCE HALL

Having modern composite front door, UPVC double glazed side panel, laminate flooring, central heating radiator, and stairs to first floor with understairs store.

FRONT LOUNGE

3.94m x 3.12m (12'11" x 10'3")



Having UPVC double glazed bow window, laminate flooring, and central heating radiator.

DINING ROOM

3.28m x 2.72m (10'9" x 8'11")



Having laminate flooring, central heating radiator, and UPVC double glazed sliding patio doors to the rear garden.

KITCHEN

3.15m x 2.26m (10'4" x 7'5")



Having modern light-grey fitments comprising; one

6 Hoylake Court, Mickleover, Derby, DE3 0PT

double wall unit, two single wall units, one double base unit, four single base units, and drawers, together with integrated electric induction hob with stainless steel canopy over incorporating extractor hood and light, integrated electric oven, stainless steel sink unit with single drainer, work surface areas, plumbing for automatic washing machine, UPVC double glazed windows to the side and rear, and UPVC double glazed rear door.



FIRST FLOOR

LANDING

Having UPVC double glazed access to insulated loft space.

FRONT BEDROOM ONE

3.91m x 3.05m (12'10" x 10'0")



Having UPVC double glazed window, and central heating radiator.

REAR BEDROOM TWO

3.33m x 3.02m (10'11" x 9'11")



Having UPVC double glazed window, central heating radiator, and built-in cupboard.

FRONT BEDROOM THREE

3.02m x 1.96m max (9'11" x 6'5" max)



Having built-in childrens wardrobe, UPVC double glazed window, and central heating radiator.

BATHROOM



Having modern white sanitary ware comprising; pedestal wash hand basin, low-level WC, and panelled bath with rain and handheld shower

6 Hoylake Court, Mickleover, Derby, DE3 0PT

fitments over, together with tiled walls, heated chrome towel rail, UPVC double glazed window, and ceiling extractor fan.

OUTSIDE

FRONT GARDEN

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

ATTACHED SINGLE GARAGE

4.50m x 2.36m (14'9" x 7'9")

Of timber construction, having timber doors to the front, electric power and light, and housing the wall-mounted gas-fired combination boiler providing domestic hot water and central heating.

REAR GARDEN



Landscaped rear garden, having lawn, raised timber decking sitting area, ornamental fishpond, and is enclosed by fencing for privacy.

ADDITIONAL INFORMATION

TENURE

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

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.

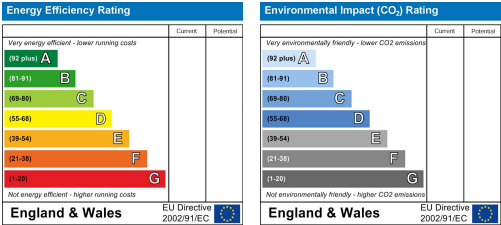
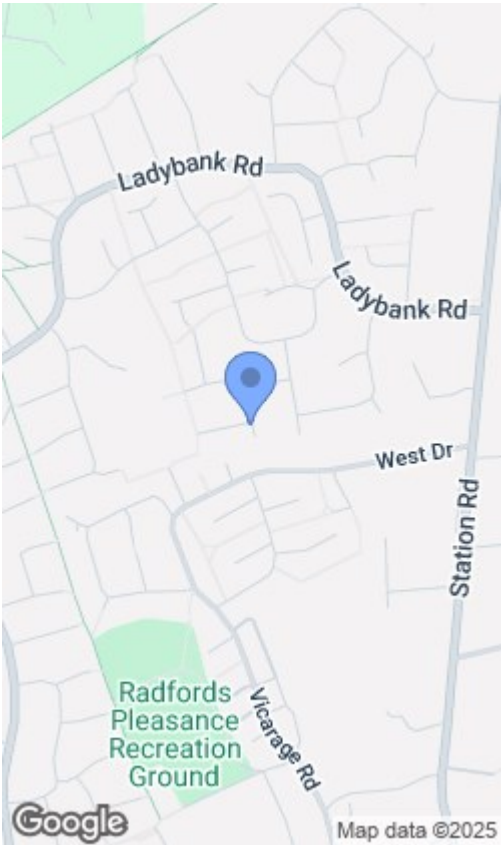
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

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: R13504



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