



GADSBY
NICHOLS

115 Western Road, Mickleover, Derby, DE3 9GR
£360,000

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A SPACIOUS, STRUCTURALLY EXTENDED FOUR-BEDROOMED SEMI-DETACHED residence, enjoying a mature and favourable residential location in the popular suburb of Mickleover, well served by local amenities, and within walking distance of the Royal Derby Hospital. Requiring internal inspection to be fully appreciated, the well-proportioned family interior has the benefit of gas central heating and UPVC double glazing, and briefly comprises: -

GROUND FLOOR, canopy porch, entrance hall, cloaks/WC, front lounge with bay window, separate dining room, large conservatory, and extended breakfast kitchen. FIRST FLOOR, landing, four bedrooms, and modern bathroom with separate shower cubicle. OUTSIDE, integral bike garage/store, up to six car standing spaces to the front, and approximate south-facing rear garden being over 100-ft in depth. EPC D, Council Tax Band C.

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THE PROPERTY



A traditional and appealing, bay-windowed semi-detached residence, which has been structurally extended to afford an extremely spacious family home, with early internal inspection highly recommended. The accommodation comprises; canopy porch, entrance hall, cloaks/WC, two reception rooms, breakfast kitchen, four bedrooms, modern bathroom, bike garage/store, ample car standing, and mature rear garden.

LOCATION

The property enjoys a mature and sought-after residential location fronting Western Road, in the popular suburb of Mickleover, which is well served by a range of excellent local amenities to include; day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, schooling, and recreational facilities, together with a regular bus service to Derby city centre via the Royal Derby Hospital, which is also within walking distance. Ease of access is afforded to the A50 and A38 for commuting throughout the region.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Uttoxeter New Road continuing straight across the ring road traffic island, and straight over at the Royal Derby Hospital traffic island, proceed through the cross-roads traffic lights, and at the next traffic lights turn right into Western Road. Follow the road round before finding the property on the lefthand side.

What 3 Words [///silent.slice.moved](#)

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13488.

ACCOMMODATION

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

GROUND FLOOR

CANOPY ENTRANCE PORCH

Having UPVC double glazed entrance door and side window, opening to the: -

ENTRANCE HALL

Having Minton tiled floor, central heating radiator, and stairs to the first floor with understairs store.

CLOAKS/WC

Having white suite comprising; low-level WC, and corner wash hand basin.

FRONT LOUNGE

3.89m x 3.63m max (12'9" x 11'11" max)



Measurements are 'maximum into bay'. Having wide UPVC double glazed bay window to the front with stripped-pine window sill, oak Adam fire surround with period tiled back and hearth, and open fire grate, stripped-pine picture railing, ceiling coving, central heating radiator, and three wall light points.

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DINING ROOM

3.61m x 3.35m (11'10" x 11'0")



Having full-height built-in cupboards, stripped-pine floorboards, picture railing to the walls, ceiling coving, central heating radiator with ornate cover, and UPVC double glazed double French doors opening to the: -



LARGE CONSERVATORY

5.72m x 2.79m (18'9" x 9'2")



Having UPVC double glazed double French doors opening to the patio, UPVC double glazed windows enjoying views over the rear garden. tiled floor, central heating radiator, and TV point.

EXTENDED BREAKFAST KITCHEN

4.09m x 3.86m (13'5" x 12'8")



Having range of modern fittings comprising; larger unit, five single base units, five single wall units, three single wall units with glazed doors for display purposes, and further single wall unit housing an Ideal gas-fired combination boiler providing domestic hot water and central heating, together with integrated electric induction hob with stainless steel-and-glass canopy over incorporating extractor hood and light, integrated electric double oven, integrated fridge, integrated freezer, one-and-a-half bowl stainless steel sink unit with single drainer, ample work surface areas with tiled splashbacks, breakfast bar peninsula with double base unit, tiled floor, central heating radiator, UPVC double glazed door and window to the rear, and useful internal fire door to the bike garage/store.

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FIRST FLOOR

LANDING

Providing access to all rooms.

FRONT BEDROOM ONE

3.66m x 3.35m (12'0" x 11'0")



Having UPVC double glazed window, central heating radiator, and ceiling coving.

REAR BEDROOM TWO

3.66m x 3.33m (12'0" x 10'11")



Having central heating radiator, ceiling coving, and UPVC double glazed window enjoying elevated views.

BEDROOM THREE

3.94m x 4.50m max 2.18m min (12'11" x 14'9" max 7'2" min)



Measurements are '12'11" x 14'9" maximum, 7'2"

minimum/3.94m x 4.50m maximum, 2.18m minimum'.

Being of an L-shaped design, having two UPVC double glazed windows to the front, and central heating radiator.

REAR BEDROOM FOUR

3.68m x 2.01m max (12'1" x 6'7" max)



Having pine-effect floorboards, central heating radiator, and UPVC double glazed window enjoying elevated views.

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BATHROOM

2.77m x 1.98m max (9'1" x 6'6" max)



Having modern white sanitary ware comprising; panelled bath, separate corner quadrant shower cubicle with both rain and handheld shower fittings, pedestal wash hand basin, and low-level WC, together with heated chrome towel rail, tiled floor, part-tiled walls, UPVC double glazed window, and extractor fan.

OUTSIDE

FRONT GARDEN

Having tarmacadam driveway affording up to six car standing spaces, together with flower and shrub border.

INTEGRAL BIKE GARAGE/STORE

4.14m x 1.55m (13'7" x 5'1")

Having electric roller door to the front, electric power and light, and internal fire door to the rear to the kitchen

REAR GARDEN



A particular feature to note is the approximate south-facing mature rear garden, being over 100-ft in depth, having large paved patio, extensive lawns, shrub and flower borders, specimen trees, and garden shed.



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.

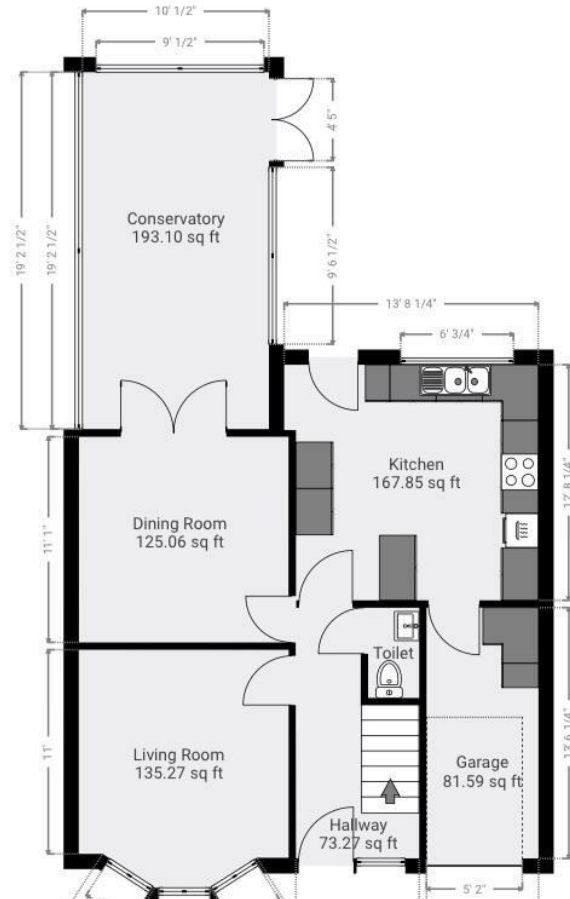
In order to carry out the identity checks, we will need to request the following: -

- 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.

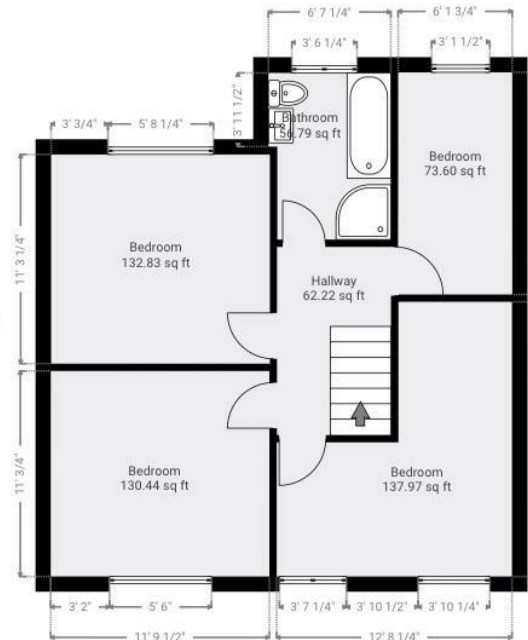
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13488

▼ Ground Floor

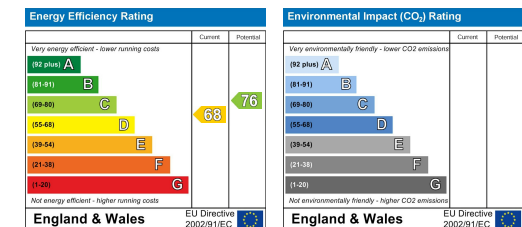
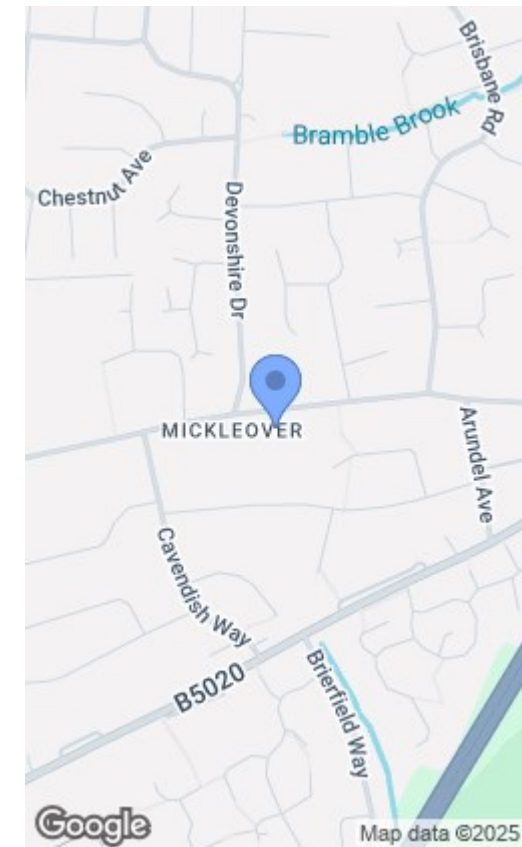


▼ 1st Floor



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It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.



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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