



**28 Duesbury Court, Mickleover, Derby, Derbyshire, DE3 0UP**

**£210,000**

CHAIN FREE - This immaculate two-bedroom apartment in a peaceful and green area, within a Grade II listed development, offers historical charm, beautifully landscaped grounds, spacious reception room, en-suite master bedroom, ample storage, garage and parking, and a serene lifestyle with strong community ties and nearby walking routes and historical features. Don't miss the chance to make this elegant apartment your new home. Contact us today to arrange a viewing and experience the charm and tranquillity of this exceptional property.



Sales: 01283 777100  
Lettings: 01332 511000  
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## 28 Duesbury Court, Mickleover, Derby, Derbyshire, DE3 0UP

### Summary Description

Welcome to this immaculate two-bedroom luxury apartment located in a peaceful and green area, perfect for couples or small families seeking a tranquil retreat. Situated within a Grade II listed development, this property offers historical charm and beautifully landscaped grounds for residents to enjoy.

Upon entering, you will be greeted by a spacious reception room with large windows, high ceilings, and a delightful view of the gardens. The reception room also features a dining area, creating a perfect space for entertaining guests or enjoying family meals.

The master bedroom is generously sized and boasts an en-suite shower room, allowing for privacy and comfort. This bedroom also offers ample storage space with built-in wardrobes. The second bedroom, also spacious and with built-in wardrobes, is perfect for guests or as a study area.

This flat includes a well-appointed kitchen, and a separate utility room equipped with a sink and plumbing for appliances, providing convenience and practicality. The property also benefits from a garage and parking, ensuring convenient storage for vehicles.

Duesbury Court forms the centrepiece of the Mickleover Country Park development and is surrounded by green spaces, to include sports fields and a 9 hole golf course with social club. With its peaceful surroundings, this property is ideal for those seeking a serene lifestyle. The location also boasts strong local community ties, providing a close-knit and welcoming atmosphere. Additionally, there are various walking routes and historical features nearby, offering opportunities for exploration and leisure.

### Entrance Hall

Carpeted and neutrally decorated with decorative architrave to ceiling, two built in storage cupboards, radiator.

### Open Plan Lounge/Diner

#### Lounge Area

19'1" x 15'8" (5.83 x 4.8)



Carpeted and neutrally decorated with triple aspect timber framed double glazed windows with commanding views over the distant hills, high ceilings, picture rail and decorative architrave to ceiling, three radiators, tv point, satellite connection.

#### Dining Area

10'8" x 8'4" (3.27 x 2.56)



Carpeted and neutrally decorated with front and side aspect timber framed double glazed windows, high ceiling, picture rails and decorative architrave to ceiling, telephone point.

#### Kitchen



Having high quality wood effect flooring and neutral decor with front and side aspect timber framed double glazed windows, high ceiling with decorative architrave, a range of fitted wall and floor units to cream with stone effect roll edge worktop and tiled splashbacks, integrated double electric oven with gas hob over and extractor hood, integrated dishwasher, inset composite sink with drainer, vegetable preparation and chrome mixer tap, integrated fridge/freezer, wall mounted Worcester gas combination boiler, radiator.

#### Utility

Having ceramic tiled effect cushion flooring and neutral decor, a range of fitted wall and floor units to match the kitchen, inset composite sink with drainer and mixer tap, under counter space and plumbing for appliances, radiator.

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## Bedroom One

18'4" x 12'7" (5.6 x 3.86)



Carpeted and neutrally decorated with side aspect timber framed double glazed window, high ceiling, picture rails, two radiators, fitted wardrobes.

## En Suite Shower Room

With high quality wood effect flooring and neutral decor, tiled splashbacks, pedestal wash hand basin with chrome hot and cold taps, low flush wc, shower enclosure with plumbed shower, radiator, shaving point.

## Bedroom Two

18'1" x 10'0" (5.52 x 3.06)



Carpeted and neutrally decorated with side aspect timber framed double glazed window, high ceiling, picture rails, fitted wardrobes, radiator.

## Bathroom



Having a high quality wood effect flooring and neutral decor with pedestal wash hand basin having chrome monobloc tap, low flush wc, bathtub with chrome mixer tap having shower attachment, radiator.

## OUTSIDE

### Garage

A detached brick built garage with up and over door, light and power.

### Car Parking



There is a driveway space directly in front of the garage and further/visitor parking can be found at both ends of the development. No commercial vehicles are allowed on site.

## 28 Duesbury Court, Mickleover, Derby, Derbyshire, DE3 0UP

### Grounds



must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Duesbury Court is surrounded by beautifully landscaped gardens which residents have full use of.

### Material Information

Council Tax Band: D

Consumer Protection: There are no declared consumer protection issues for this property.

Mobility: There are no mobility improvements for this property.

LEASEHOLD INFORMATION (if applicable):

Original term: 125 years

Years remaining: 100 years

Last ground rent: £50.00 (pa)

Last service charge: £1691.98 (pa)

To include grounds and general property maintenance (communal areas), cleaning, window cleaning and buildings insurance.

Ground rent and service charge are an approximation based on the last years invoice.

Air Quality: Get air quality data for this address here: <https://addresspollution.org/>

What3Words Location: [///civil.retire.tools](https://civil.retire.tools)

### Buying to Let?

Guide achievable rent price: £950pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but



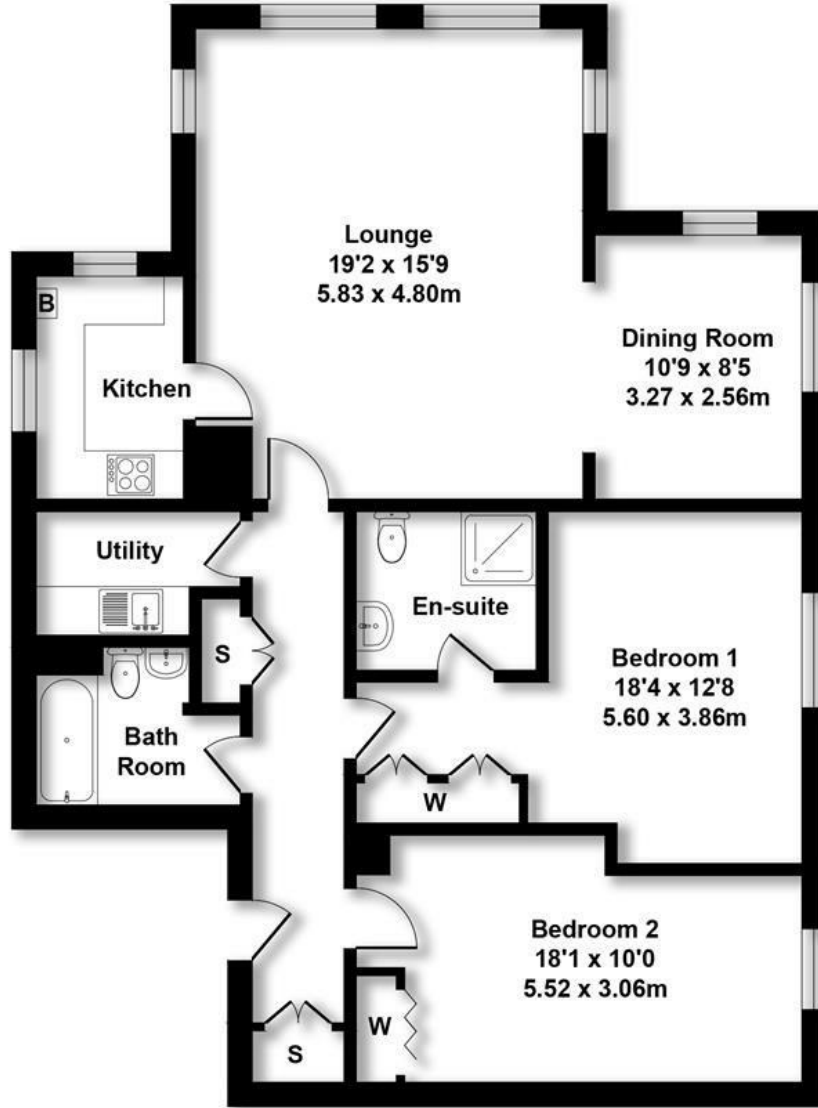
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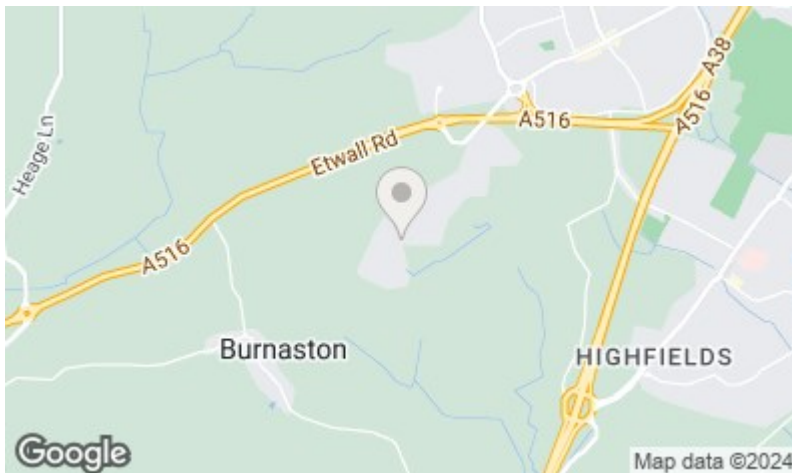
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# 28 Duesbury Court

Approximate Gross Internal Area  
1098 sq ft - 102 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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