



NEW ORCHARD PLACE, MICKLEOVER, DERBY

PRICE £250,000

4 BEDROOM | 2 BATHROOM | 1 RECEPTION



WELCOME TO NEW ORCHARD PLACE

FOUR-BEDROOM TOWNHOUSE WITH VERSATILE LIVING SPACE – This well-proportioned four-bedroom townhouse offers a practical and versatile layout arranged across three floors, providing an excellent balance of family accommodation, entertaining space and everyday convenience. A particularly appealing feature is the open-plan first-floor living arrangement, extending the full length of the property and creating a bright, sociable environment for cooking, dining and relaxing.

The accommodation includes four bedrooms, with the principal bedroom benefiting from built-in wardrobes and an en-suite shower room. The ground floor also provides valuable flexibility, with a double bedroom offering direct access to the rear garden, making it ideal for guests, older children or those requiring accommodation away from the main bedroom areas.

Outside, the low-maintenance rear garden provides an easy-to-manage outdoor space, while driveway parking adds further practicality. The combination of generous living space, useful storage and adaptable accommodation makes this an appealing home for modern family life.

THE DETAIL

The Detail

Entering through the wooden front door, the hallway provides an inviting introduction to the property, with a window bringing natural light into the entrance area. Laminate flooring continues through the hallway, with stairs rising to the first floor and access to the ground-floor accommodation. A useful downstairs WC is conveniently positioned off the entrance hall.

Bedroom Four is situated towards the rear and forms part of the space created from the former garage. This is a well-sized double bedroom with a door opening directly onto the rear garden, offering considerable versatility. Adjacent is a useful utility room, fitted with a worktop and sink, alongside plumbing for a washing machine and space for an under-counter fridge or tumble dryer. There is also direct access to the garden.

The first floor provides an impressive open-plan kitchen, dining and living space spanning the full length of the property. The kitchen is fitted with a range of integrated appliances, including a fridge freezer, oven and gas hob with extractor hood, together with a sink and tiled flooring. Spotlights provide practical illumination, while the adjoining lounge and dining area features laminate flooring and ample room for a substantial dining table and comfortable seating.

Also located on this level is a single bedroom, with the staircase continuing to the second floor.

The principal bedroom features extensive built-in wardrobes, laminate flooring and useful additional storage above the staircase, together with an en-suite shower room. A further double bedroom benefits from built-in wardrobes and a skylight, creating a light and comfortable room.

The generous family bathroom includes a bath with handheld shower attachment, WC and washbasin, complemented by tiled flooring and a skylight. There is also plenty of space for additional storage.

Externally, the front provides driveway parking for one vehicle, alongside useful garage storage, with much of the original garage now incorporated into the fourth bedroom. The rear garden has been designed for straightforward maintenance, being predominantly paved and finished with areas of stone.

Mickleover is a popular residential area offering a broad range of everyday amenities, schools, recreational facilities, shops, cafés and places to eat. The village provides convenient access towards Derby city centre and surrounding areas, while nearby transport links make commuting and travel by road straightforward. The area also benefits from attractive green spaces and a well-established community atmosphere, making it a popular choice for families and those seeking a convenient suburban lifestyle.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

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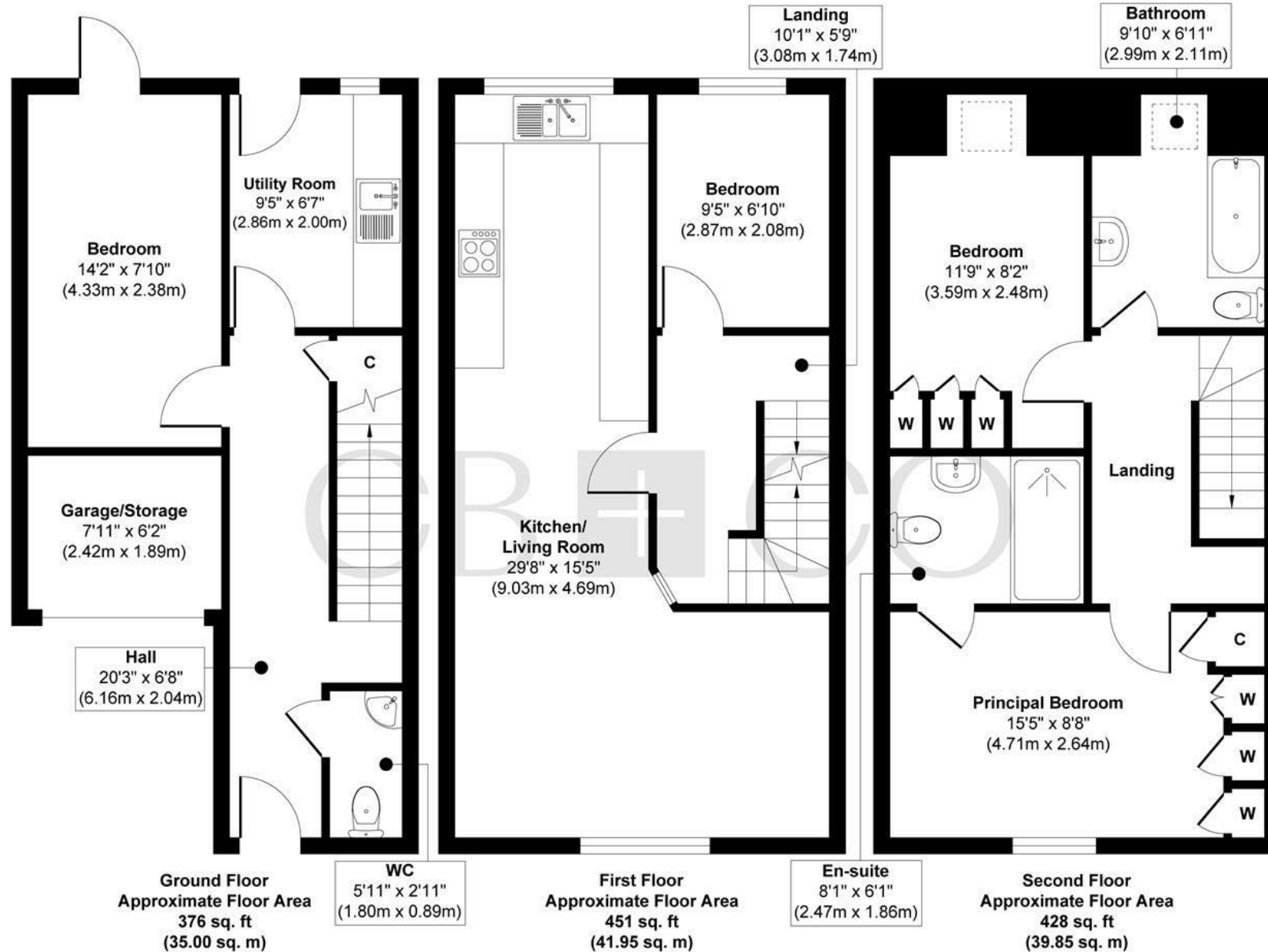








New Orchard Place



Approx. Gross Internal Floor Area 1255 sq. ft / 116.80 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

sq ft

EPC RATING

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COUNCIL TAX BAND

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- No Onward Chain – Offered With No Onward Chain, Providing A Smoother And More Straightforward Purchase.
- Four-Bedroom Townhouse – A Well-Proportioned Family Home Offering Flexible Accommodation Arranged Across Three Floors.
- Spacious Open-Plan Living – A Generous And Sociable Space Designed For Relaxing, Dining And Entertaining With Family And Friends.
- Principal Bedroom With En-Suite – A Well-Sized Principal Bedroom Featuring Built-In Wardrobes, Additional Storage And A Private En-Suite Shower Room.
- Versatile Ground-Floor Bedroom – A Spacious Double Bedroom With Direct Access To The Rear Garden, Offering Flexibility For Guests, Family Members Or Alternative Uses.
- Useful Separate Utility Room – A Practical Space With Worktop, Sink, Washing Machine Plumbing And Room For An Undercounter Fridge Or Tumble Dryer.
- Generous Family Bathroom – A Well-Proportioned Bathroom With Bath, Handheld Shower Attachment, WC, Washbasin And Skylight.
- Downstairs WC – A Convenient Ground-Floor Cloakroom, Ideally Positioned For Everyday Family Use And When Entertaining.
- Driveway Parking – Private Driveway Parking For One Vehicle Provides Convenient Off-Road Parking At The Front Of The Property.
- Low-Maintenance Rear Garden – A Practical Outdoor Space Predominantly Laid To Paving And Stone, Providing An Easy-To-Maintain Area For Outdoor Enjoyment.

DARLEY ABBEY MILLS

THE MILLS

First Floor
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Middle Mill
Derby, DE22 1DZ

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MICKLEOVER

THE STUDIO

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