



**GADSBY**  
**NICHOLS**

2 New Orchard Place, Mickleover, Derby, DE3 9GY

£320,000

## 2 New Orchard Place, Mickleover, Derby, DE3 9GY



A HIGH SPECIFICATION, AND VERSATILE, MODERN THREE-STOREY, FOUR-BEDROOMED MEWS property, enjoying a secluded position off Station Road, in the desirable suburb of Mickleover, within easy walking distance of Mickleover centre, and range of amenities, together with easy access of the Royal Derby Hospital. Requiring internal inspection to be fully appreciated, the well-proportioned and highly adaptable interior, designed for modern contemporary living, has the benefit of gas central heating, UPVC double glazing, and security alarm, and briefly comprises: -

GROUND FLOOR, canopy entrance porch, entrance hall, cloaks/WC, utility room, bedroom three/study, and large conservatory. FIRST FLOOR, landing, L-shaped living/dining room, modern fitted kitchen with integrated appliances, and bedroom four. SECOND FLOOR, main bedroom with ensuite shower room, bedroom two, and modern bathroom. OUTSIDE, integral single garage, car standing space to the front, and enclosed rear garden. EPC C, Council Tax Band D.

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### THE PROPERTY



A stylish, modern three-storey mid-mews property, designed for modern contemporary living, and offering a highly adaptable and versatile interior, depending on individual needs. Requiring internal inspection, the well-proportioned accommodation comprises; canopy entrance porch, entrance hall, cloaks/WC, bedroom three/study, conservatory, utility room, L-shaped living/dining room, modern fitted kitchen, bedroom four, main bedroom with ensuite shower room, bedroom two, main bathroom, integral single garage, car standing, and rear garden.

### LOCATION

The property enjoys a pleasant, secluded cul-de-sac setting, off Station Road, in the desirable suburb of Mickleover. The property is within minutes walking distance of Mickleover centre, and an excellent range of local amenities to include; day-to-day shopping, places of worship, doctors and dentist surgeries, eateries, hair and beauty salons, public houses, leisure facilities, schooling, and an excellent bus service to Derby city centre via the Royal Derby

Hospital. Ease of access is afforded to the A38, A50 and A52 for commuting further afield.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Uttoxeter New Road continuing through the ring road traffic lights, and straight across at the Royal Derby Hospital traffic island, continuing along Uttoxeter New Road through the cross-roads traffic lights and flyover traffic lights, then on entering the centre of Mickleover at the mini roundabout turn right into Station Road before finding New Orchard Place approximately 0.25-miles on the left-hand side.

What 3 Words /// shins.split.cases.

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13497.

### ACCOMMODATION

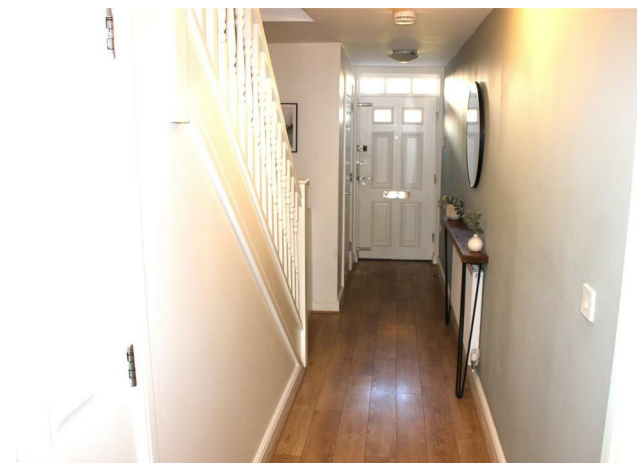
Having the benefit of gas central heating, UPVC double glazing, and security alarm, the detailed accommodation comprises: -

### GROUND FLOOR

#### CANOPY ENTRANCE PORCH

Having composite and opaque-glazed regency-style entrance door opening to the: -

### ENTRANCE HALL



Having natural oak wood flooring, BT point, useful understairs store cupboard, central heating radiator, and staircase to the first floor.

### CLOAKS/WC



Having modern white suite comprising; low-level

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WC, and corner wash hand basin with tiled splashback, together with oak-effect vinyl flooring, UPVC double glazed window, and central heating radiator.

### UTILITY ROOM

2.59m x 2.06m (8'6" x 6'9")

Having range of natural oak shaker-style fitments comprising; one double base unit, one wall unit, and one double wall unit, together with work surface area with inset stainless steel single-drainer sink unit, plumbing for automatic washing machine, central heating radiator, and composite and opaque double glazed door to the rear garden, together with wall-mounted Alpha gas-fired combination boiler, which we understand was installed in 2025, providing domestic hot water and central heating.

### BEDROOM THREE/STUDY

3.71m x 2.44m (12'2" x 8'0")



Having natural oak-effect laminate wood flooring, central heating radiator, and UPVC double glazed double French doors to the: -



### LARGE CONSERVATORY

3.78m x 3.12m (12'5" x 10'3")



Having oak-effect laminate flooring, ceiling fan light, and UPVC double glazed windows with matching French door opening to the garden.



### FIRST FLOOR

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### LANDING

Having central heating radiator, and stairs to the second floor.

### L-SHAPED LIVING/DINING KITCHEN



Comprising: -



### LIVING AREA

4.70m x 3.40m (15'5" x 11'2")



Having an oak-effect laminate wood flooring, two central heating radiators, ceiling downlighters, TVC and media connection points, UPVC double glazed double French doors to the front opening to the Juliet-style balcony, and opening to the:

### DINING KITCHEN

5.89m x 2.44m (19'4" x 8'0")



Dining area having oak-effect laminate wood flooring, central heating radiator, and opening to the living area and kitchen area for modern contemporary living.

Kitchen area, having range of fitments comprising; four single base units, drawers, wine rack, larder unit, one double wall unit, three single wall units, and one single wall unit with glazed door for display purposes, together with one-and-a-half bowl stainless steel sink unit with single drainer, integrated stainless steel gas hob with stainless steel canopy over incorporating extractor hood and light, integrated electric oven, UPVC double glazed window to the rear, and ample work surface areas with tiled splashbacks.

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### BEDROOM FOUR

2.87m x 2.11m (9'5" x 6'11")



Having UPVC double glazed window, and central heating radiator.

### SECOND FLOOR

#### LANDING

Having access to the loft space.

### DOUBLE BEDROOM ONE

4.11m x 3.56m (13'6" x 11'8")



Having a range of quality built-in wardrobes comprising; one double and three single wall units with hanging rails and shelving, together with TV point, central heating radiator, UPVC double glazed window, and built-in airing cupboard housing the hot water cylinder.



### ENSUITE SHOWER ROOM



Having been refitted with modern white suite comprising; low-level WC, wash hand basin in vanity unit with cupboards under, and wide shower cubicle with fitted shower unit, together with part-tiled walls, electric shaver point, vinyl flooring, ceiling extractor fan, and ceiling downlighters.



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### BEDROOM TWO

4.04m x 2.51m (13'3" x 8'3")



Having central heating radiator, and Velux double glazed rooflight.



### FAMILY BATHROOM

2.84m x 2.08m (9'4" x 6'10")



Having modern white suite comprising; low-level WC, pedestal wash hand basin, and panelled bath with shower mixer taps, together with complimentary ceramic tiling, vinyl flooring, heated chrome towel rail, electric shaver point, ceiling downlighters, and Velux double glazed rooflight.

### OUTSIDE

#### FOREGARDEN

Having block-paved forecourt affording car standing spaces, and shrub border.

#### INTEGRAL SINGLE GARAGE

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

### REAR GARDEN



Approximate west-facing, enclosed rear garden, for enjoying the afternoon and evening sun, being of a low-maintenance design, having full-width patio area, raised timber decking sun terrace, shrub borders, external water tap, garden lighting, and side gated access.



### 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.

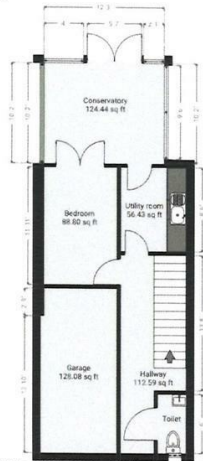
In order to carry out the identity checks, we will need to request the following: -

- 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.

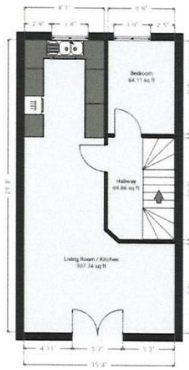
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▼ Ground Floor

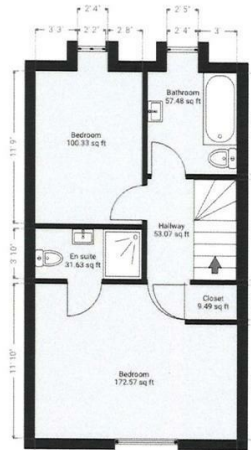


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▼ 1st Floor



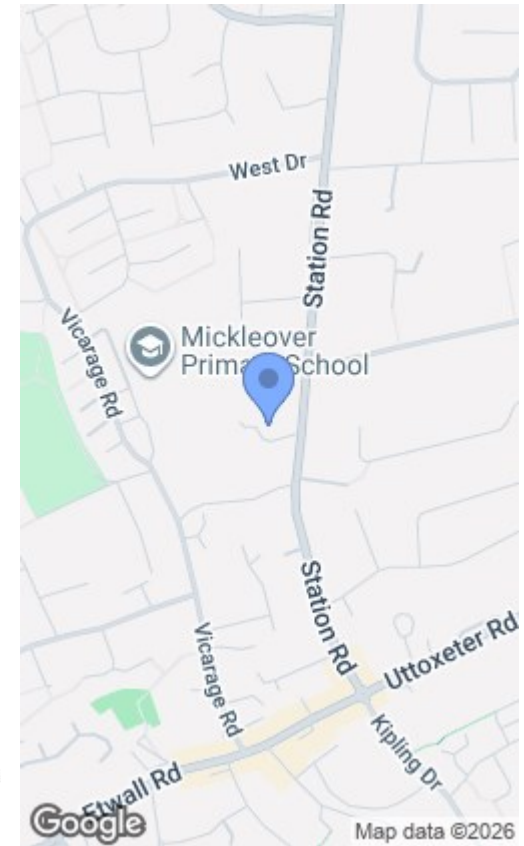
▼ 2nd Floor



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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.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-101 <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 92-101 <b>A</b>	
89-91 <b>B</b>		89-91 <b>B</b>	
85-88 <b>C</b>	78	85-88 <b>C</b>	
82-84 <b>D</b>		82-84 <b>D</b>	
79-81 <b>E</b>		79-81 <b>E</b>	
76-78 <b>F</b>		76-78 <b>F</b>	
73-75 <b>G</b>		73-75 <b>G</b>	
Not energy efficient - higher running costs (1-20)		Not environmentally friendly - higher CO <sub>2</sub> emissions (1-20)	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

**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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