



**GADSBY**  
**NICHOLS**

16 Hope Avenue, Mickleover, Derby, DE3 0FZ

£395,000

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A DELIGHTFULLY PRESENTED, THREE-BEDROOMED DETACHED BUNGALOW, enjoying a premier and sought-after cul-de-sac location off Station Road, in the desirable suburb of Mickleover, well served by local amenities. Requiring internal inspection to be fully appreciated, the property has been the subject of an extensive scheme of modernisation, refurbishment, and structural extension. Having the benefit of gas central heating, and UPVC double glazing, the accommodation briefly comprises: -

INTERNALLY, enclosed entrance porch, entrance hall, pleasant lounge, modern fitted kitchen with integrated appliances, dining/garden room, three bedrooms with fitments, and luxury bathroom with separate shower. EXTERNALLY, driveway affording tandem car standing, detached single garage, and mature good-sized gardens. EPC D, Council Tax Band C.

## 16 Hope Avenue, Mickleover, Derby, DE3 0FZ

### THE PROPERTY

This stunning property offers the discerning purchaser a rare opportunity to acquire a detached bungalow, which has been subject to thoughtful extension, modernisation, and refurbishment, with early internal inspection highly recommended. The accommodation provides modern contemporary living, with many pleasing features, and comprises; enclosed entrance porch, entrance hall, lounge, kitchen, garden/dining room, three bedrooms, bathroom, driveway for car standing, single garage, and mature gardens.

### LOCATION

The property enjoys a premier, mature cul-de-sac setting off Station Road, within the sought-after suburb of Mickleover. The property is situated within walking distance of Mickleover centre and range of amenities to include; day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, public houses, restaurants, and leisure facilities. Within minutes driving distance, or a short bus ride, is Derby city centre via the Royal Derby Hospital, and good road communications via the A50 and A38.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed along Uttoxeter New Road, continuing through the ring road traffic lights, straight-on at the Royal Derby Hospital traffic island, continuing through the cross-road traffic lights and the lights at the A38 fly-over, still on Uttoxeter New Road, then in the centre of Mickleover, at the mini traffic island, turn right onto Station Road, and after approx. 0.25-miles turn left into Hope Avenue, following the road round to the right to find the property in the right-hand corner.

What 3 Words ///alert.will.agenda

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13521

### SERVICES

PLEASE NOTE, the agents have not tested any of the services, and no warranties or given or implied.

### ACCOMMODATION

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

### INTERNALLY

#### ENCLOSED ENTRANCE PORCH

Having composite double glazed entrance door, UPVC double glazed window, central heating radiator, fitted base storage cupboard with coat hooks over, and glazed door opening to the: -

#### ENTRANCE HALL



Having laminate flooring, central heating radiator,

four ceiling downlighters, attractive oak internal doors, and access to the loft space by way of an aluminium ladder. The loft is part-boarded, and has electric light.

### LOUNGE

4.06m x 3.61m (13'4" x 11'10")



Having UPVC double glazed picture window overlooking the rear garden, UPVC double glazed window, central heating radiator, useful full-height built-in double cupboards, and NEST central heating thermostat.

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### SUPERB KITCHEN

3.25m x 2.57m (10'8" x 8'5")



Having been refitted with Wren units in cashmere, comprising; three double base units, drawers, and two double wall units, together with integrated electric induction hob with extractor hood and light over, integrated electric oven, integrated dishwasher, integrated fridge, integrated freezer, white sink unit,

ample work surface areas with splashbacks, laminate flooring, UPVC double glazed window to the side, four ceiling downlighters, and opening to the: -



### GARDEN/DINING ROOM

4.42m x 2.54m max (14'6" x 8'4" max)



Affording modern, contemporary living, having brick base with UPVC double glazed windows over, and

solid composite tiled roof. six ceiling downlighters, central heating radiator, and UPVC double glazed French doors to the rear garden.



### BEDROOM ONE

3.84m x 3.12m (12'7" x 10'3")



Having fittings comprising; two built-in double wardrobes, together with UPVC double glazed window, two wall light points, and central heating radiator.

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### BEDROOM TWO

3.23m x 2.51m (10'7" x 8'3")



Having fitments comprising; built-in wardrobes, together with laminate flooring, UPVC double glazed window, central heating radiator, and four ceiling downlighters.

### BEDROOM THREE

3.30m x 2.01m (10'10" x 6'7")



Having fitments comprising; built-in wardrobes, together with UPVC double glazed window, four ceiling downlighters, and central heating radiator.



### LUXURY BATHROOM

2.54m x 1.83m (8'4" x 6'0")



Having white sanitary ware comprising; low-level WC, wash hand basin in vanity unit with base cupboards, free-standing bath, and separate corner shower cubicle with handheld and rain shower fittings, together with part-tiled walls, under-floor heating, UPVC double glazed window, four ceiling downlighters, and wall-light point.



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## EXTERNALLY

### FRONT GARDEN

The property is set back behind a deep front garden, having lawn and flower borders, with long driveway affording ample tandem car standing spaces and leading to the: rear to the -

### DETACHED SINGLE GARAGE

Having up-and-over door to the front.

### REAR GARDEN



A particular feature to note is the good-sized mature rear garden, having paved patio, lawn, flower and shrub borders, and aluminium-and-glazed greenhouse.



## 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: -

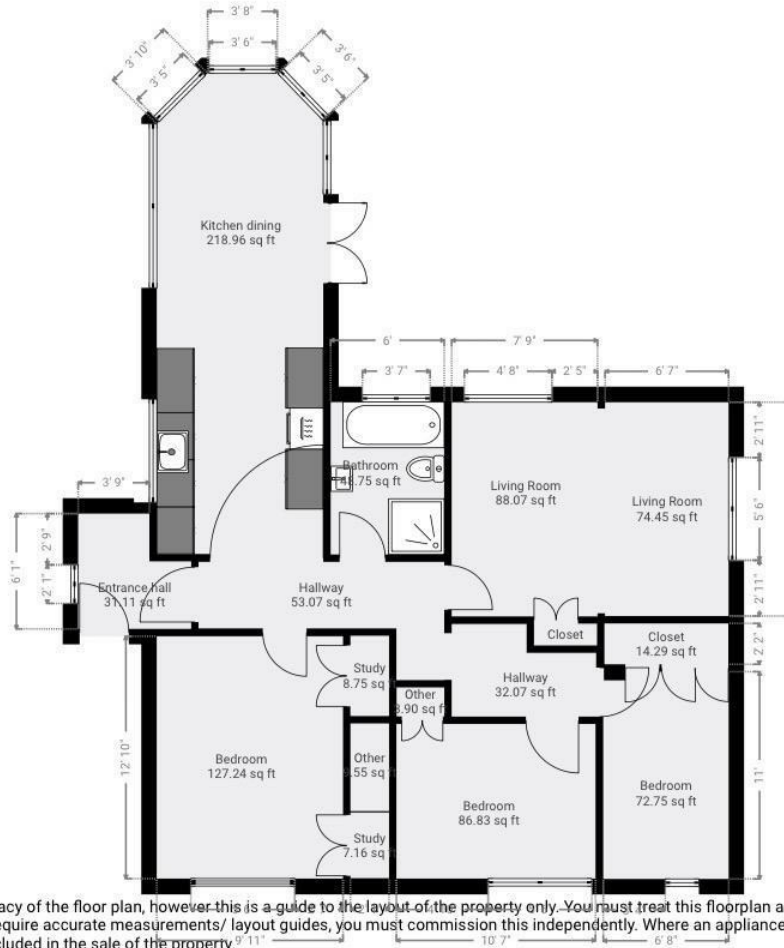
a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;

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.

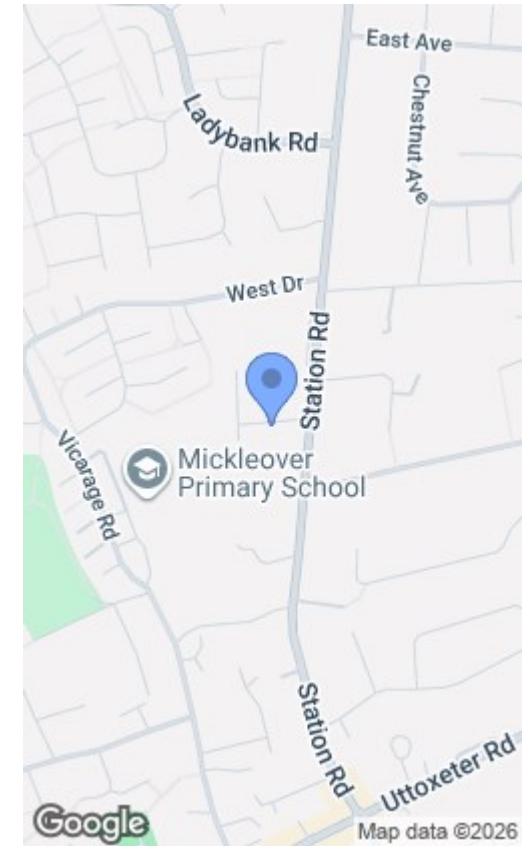
**REF: R13521**

▼ Ground 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.



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>		85-88 <b>C</b>	
82-84 <b>D</b>	63	82-84 <b>D</b>	
79-81 <b>E</b>		79-81 <b>E</b>	
75-78 <b>F</b>		75-78 <b>F</b>	
72-74 <b>G</b>		72-74 <b>G</b>	
Not energy efficient - higher running costs (1-71)		Not environmentally friendly - higher CO <sub>2</sub> emissions (1-71)	
England & Wales	EU Directive 2002/91/EC	England & Wales	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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