

**7A North Avenue
Mickleover
Derby
DE3 9HY**

Price £350,000



- **THREE BEDROOM
DETACHED PROPERTY**
- **FABULOUS DINING
KITCHEN**
- **SUPERB LOUNGE**
- **TWO DOUBLE
BEDROOMS**
- **FAMILY BATHROOM**
- **MASTER BEDROOM ON
SECOND FLOOR**
- **LUXURY ENSUITE
SHOWER ROOM**
- **PRIVATE GARDEN**
- **PARKING**

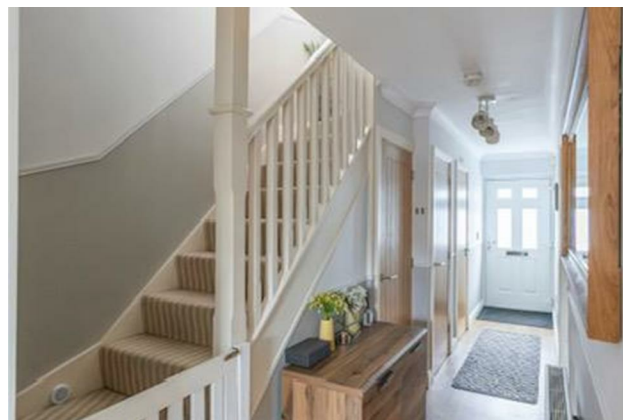
GENERAL INFORMATION

An opportunity to acquire this sumptuously appointed, recently decorated modern three bedroom detached family home in this mature residential location in the sought after locality of Micklegate.

The property provides modern stylish living accommodation with the benefit of gas central heating and double glazing throughout and a recently installed new boiler. The property extends to entrance hall with two useful storage cupboards and a guest cloakroom with full suite, a good size lounge with feature fireplace and glazed double doors providing access to a fabulous dining kitchen, being comprehensively equipped with split level oven and hob, work surfaces and inset sink unit, there is provision for dishwasher. To the first floor there are two generous bedrooms a large family bathroom with four piece suite including a shower, tiled floors and tiled surrounds and to the second floor is the master bedroom with a luxury ensuite shower room.

Outside is an easy to manage private garden laid mainly to patio with well screened borders offering a southerly west aspect. To the front is a Tarmac driveway proving ample parking. The sale provides a very genuine opportunity for a professional couple to acquire this sumptuously appointed detached residence in an outstanding mature locality within easy reach of the facilities of Micklegate. Viewing is strongly recommended.





LOCATION

Mickleover is an extremely popular residential suburb of Derby approximately four miles from the city of Derby, offering a good range of amenities including a major supermarket, golf course, general stores, Post Office and doctors surgery. There is good schooling at all levels and falls within the Ravensdale Infant and Primary and Murray Park Secondary School catchments. Private education is close at hand with Derby High School and Derby Grammar for Boys situated in Littleover.

Mickleover is also well positioned for easy access to the A38, A50 and M1 motorway and East Midlands International Airport is approximately 20 minutes drive away. The property is also well placed for Derby University, The Royal Derby Hospital and Rolls-Royce.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Double glazed entrance door, Karndean flooring, radiator, coving to ceiling, smoke alarm, stairs to the first floor and understairs storage cupboard which does provide provision for use of a washing machine.

GUEST CLOAKROOM

Comprising low level w.c., corner wash hand basin, radiator, laminate flooring, coving to ceiling, extractor fan and upvc double glazed obscure window.

LOUNGE

6.32m x 3.33m (20'8" x 10'11")

Magnificent limestone fireplace with matching hearth and inset coal effect living flame gas fire, two radiators, decorative coving to ceiling, Karndean flooring, TV and telephone points, three upvc double glazed windows to front and side and French doors with side lights giving access to:

WELL APPOINTED DINING KITCHEN

5.49m x 2.67m (18'0" x 8'9")

Fitted with a range of wall, base and drawer units with roll edge laminate wood effect work surfaces over, ceramic 1½ bowl sink drainer unit with mixer tap over, tiled splash-backs, TV point, integrated electric stainless steel Bosch oven, gas four ring hob with extractor canopy, low level appliance space for dishwasher, plumbing for automatic washing machine, recently installed wall mounted combination boiler providing domestic hot water and central heating, coving to ceiling, recess halogen downlighters, Karndean flooring, upvc double glazed window to rear and French doors leading to rear garden.

FIRST FLOOR

LANDING

Upvc double glazed window to side elevation, smoke alarm and door leading to second floor stairs.



DOUBLE BEDROOM TWO

4.09m x 3.28m to 2.69m (13'5" x 10'9" to 8'9")
Coving to ceiling, radiator, TV point and upvc double glazed window to front.

DOUBLE BEDROOM THREE

3.15m x 2.69m (10'4" x 8'9")
Coving to ceiling, radiator, TV point and upvc double glazed window to front.

FAMILY BATHROOM

3.28m x 2.11m (10'9" x 6'11")
Fitted with a white suite comprising, pedestal wash hand basin, low level w.c., panelled bath with tiled splash-backs, curved glass corner cubicle with wall mounted shower unit, ceramic tiled flooring, chrome heated towel rail, extractor fan, coving to ceiling, recessed halogen downlighters and upvc obscure double glazed window to rear.

SECOND FLOOR

MASTER DOUBLE BEDROOM

4.19m x 4.17m into eaves (13'8" x 13'8" into eaves)
Velux window to front elevation, UPVC double glazed dormer window to rear elevation, central heating radiator, built in storage cupboard and door leading to:



ENSUITE SHOWER ROOM

Comprising, double width cubicle with sliding door and wall mounted shower unit, pedestal wash hand basin, low level w.c., chrome heated towel rail, ceramic tiled floor, extractor fan and upvc obscure glazed window to side.

OUTSIDE

To the front is a full width Tarmacadam driveway providing off road parking for two vehicles, with a small pedestrian timber side gate providing access to the rear garden. To the rear is a low maintenance patio garden with raised flower beds and borders enjoying a south westerly aspect, a very sunny garden indeed. The garden is well-screened and offers a good degree of privacy.

AGENTS NOTES

If you have accessibility needs, please contact the office before viewing this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation area requires permission from the relevant authority, subject to certain exclusions.



TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS



WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

COUNCIL TAX BAND
Derby City - Band C

CURRENT UTILITY SUPPLIERS
Gas
Electric
Water - Mains
Sewage - Mains
Broadband supplier

FLOOD DEFENCE
We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.
<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

BROAD BAND SPEEDS
Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>
<https://www.openreach.com/>

SCHOOLS
<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONSTRUCTION
Standard Brick Construction

CONDITION OF SALE
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 12/2025) DRAFT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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