



MARSHAW CLOSE, MICKLEOVER, DERBY

PRICE £150,000

1 BEDROOM

1 BATHROOM

1 RECEPTION



WELCOME TO MARSHAW CLOSE

NO CHAIN, CLOSE TO MICKLEOVER VILLAGE – This attractive property offers a well-balanced layout and is ideally suited to first-time buyers, those looking to downsize, or as a strong investment opportunity. Positioned within walking distance of Mickleover village, it combines everyday convenience with comfortable living. The accommodation includes a bright lounge diner with access to a beautifully maintained southwest-facing garden, a fitted kitchen, and well-proportioned bedroom space with built-in storage. Further benefits include a driveway, garage, and no onward chain, creating a straightforward and appealing purchase in a well-connected setting.

THE DETAIL

The Detail

Accessed via a storm porch, which also incorporates a useful outdoor store, the property opens into a welcoming hallway with further internal storage and access to a recently installed combination boiler. The lounge diner is positioned to the rear, centred around a feature fireplace and benefiting from good natural light, with direct access to the garden creating a seamless indoor-outdoor connection. The adjoining kitchen is fitted with matching wall and base units, incorporating an integrated fridge freezer, gas hob, electric oven, and space for appliances, all complemented by tiled splashbacks.

The bedroom is well-proportioned and situated at the front, complete with an extensive range of fitted furniture including wardrobes, drawers, and shelving. The bathroom features a three-piece suite with a shower over the bath, heated towel radiator, and tiled finishes.

Externally, the rear garden has been carefully landscaped with patio seating areas, established planting, and secure boundaries, enjoying a favourable southwest-facing aspect. A driveway leads to a brick-built garage with power and lighting, providing additional storage and parking.

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The Location

This property is ideally positioned within walking distance of Mickleover village, where a variety of shops, a supermarket, cafés, and well-regarded pubs provide for everyday needs and relaxed socialising. The setting offers a pleasant balance of convenience and community, with amenities close at hand.

A nearby bus stop is just a short walk away, with regular services running into Derby City Centre and passing the Royal Derby Hospital, making it particularly practical for commuters and healthcare professionals. There is also a doctor's surgery within walking distance, and the hospital itself can be reached on foot, further enhancing its appeal for those working in healthcare.

In addition, there are accessible green spaces in the surrounding area, offering opportunities for walking and outdoor leisure, rounding off a well-connected and convenient setting.

Leasehold Details

The property is leasehold, with the lease currently in the process of being extended to approximately 144 years. The ground rent is circa £50 per annum

AML Verification:

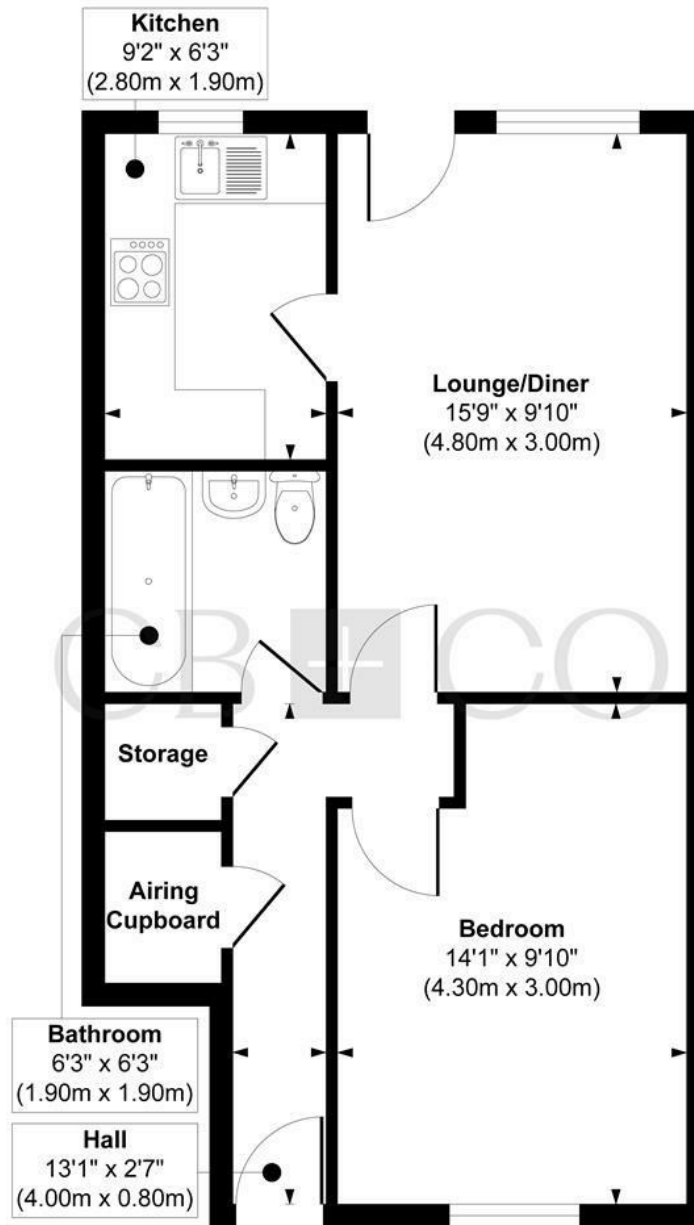
In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

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Marshaw Close



Floor Plan

Approx. Gross Internal Floor Area 472 sq. ft / 43.91 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

472.00 sq ft

EPC RATING

COUNCIL TAX BAND

A

- Ground Floor Apartment
- One Double Bedroom With Fitted Furniture
- Spacious Lounge Diner With French Doors To Garden
- Fitted Kitchen, Integrated Appliances
- Hallway With Storage Cupboards
- Storm Porch With Outdoor Store
- Beautiful Landscaped South West Facing Garden
- Driveway And Garage
- No Chain, Vacant Possesion
- Walking Distance To Mickleover Village

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

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