

**4 North Avenue
Mickleover
Derby
DE3 9HY**

Price £425,000



- **SPACIOUS AND EXTENDED ACCOMMODATION**
- **SOUGHT-AFTER RESIDENTIAL LOCATION**
- **PROMINENT CORNER PLOT**
- **WELCOMING HALLWAY**
- **LOUNGE**
- **FITTED KITCHEN OPENING INTO DINING AREA**
- **GAS CENTRALLY HEATED AND DOUBLE GLAZED**
- **CLOSE TO DERBY ROYAL HOSPITAL**
- **APPROX 1550 SQ FT OF ACCOMMODATION**

THE PROPERTY

Sitting on the favoured North Avenue in Mickleover, Derby, this charming semi-detached house presents an exceptional opportunity for families seeking a spacious and versatile home. Set on a prominent corner plot, this traditional property has been thoughtfully extended to provide flexible living accommodation across two well-designed floors.

Upon entering, you are greeted by a welcoming hallway that leads to a delightful lounge featuring a bay window, allowing natural light to flood the space. The bespoke fitted kitchen seamlessly connecting to a dining area with French doors that open into the garden. This area is perfect for entertaining, enhanced by a cosy multi-fuel burner that adds warmth and character.

The ground floor also boasts an additional reception room, which can serve as a fifth bedroom, complete with a convenient Jack and Jill ensuite shower room. This thoughtful layout ensures that the home can adapt to your family's needs.

Ascending to the first floor, a split landing leads to the principal bedroom, featuring an ensuite bathroom equipped with a roll-top bath and a separate shower cubicle. On the opposite side of the landing, you will find three further well-proportioned bedrooms, complemented by a family bathroom that includes both a bath and a separate shower.





Outside, the property benefits from a driveway at the front, with mature herbaceous borders that enhance its curb appeal. A pathway leads to the enclosed rear garden, providing a private outdoor space for relaxation and recreation.

This delightful home in a mature and sought-after road is perfect for those looking to settle in a friendly community while enjoying the comforts of modern living.

LOCATION

Mickleover is an extremely popular residential suburb of Derby. It offers a good range of local amenities, including a major supermarket, bakery, general stores, banks, post office, pharmacy and Doctor's surgery.

Good schooling is available at all levels. Private education is also close by, with Derby High School and Derby Grammar School for boys.

Mickleover is well positioned for easy

access to the A38 and A50, which lead to the M1 motorway and East Midlands International Airport. The property is also well placed for Derby University, Derby Royal Hospital, Toyota, and Rolls-Royce.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

1.96m wide x 4.99m max (6'5" wide x 16'4" max)

Attractive oak effect flooring, stairs off to first floor, useful storage cupboards ideal for boots and coats, a door leads through to the lounge, door to kitchen and a further door leads through to an additional reception room/bedroom.

LOUNGE

3.67m into chimney x 3.49m exc bay (12'0" into chimney x 11'5" exc bay)

A lovely bay window with leaded lights to the front aspect, feature fire surround with gas living flame effect fire inset, cornice to ceiling, ceiling rose and radiator.

RECEPTION ROOM/GUEST BEDROOM

3.50m x 4.90m (11'5" x 16'0")

Is a lovely light room with two high line windows to the side aspect, leaded light window to the front aspect, recessed ceiling down lights and a door leading off to a En-suite shower room.

ENSUITE SHOWER ROOM

1.26m x 3.12m into rear of shower (4'1" x 10'2" into rear of shower)

Is attractively fitted with a range of vanity units that incorporate a fitted W.C. and hand wash basin, there are tiled surrounds, large walk in shower with dual head and glazed screen, an obscure window looks out to the rear aspect, there is a chrome heated towel rail and a door opening through to the large open plan kitchen and dining area.

OPEN PLAN KITCHEN AND DINING AREA



KITCHEN AREA

3.31m max 2.32m min to window x (10'10" max 7'7" min to window x)

Is fitted with a range of hand painted timber base cupboards, oak worktops are inset with a Belfast sink and drainer, space for a range cooker, provision for washing machine and space for a dishwasher, space for fridge freezer, useful pantry cupboard and a wide opening through to the dining room area.

DINING AREA

3.31m into chimney breast x 4.41m (10'10" into chimney breast x 14'5")

This room is full of character with exposed timbers to ceiling, brick fire surround with multi fuel burner inset, French doors leading out to the rear garden, wood effect flooring, radiator and ceiling light point.

FIRST FLOOR

Stairs rise to the first floor.

LANDING

With stairs splitting and to the left hand side is the master bedroom and to the right hand side is three further bedrooms.



PRINCIPAL BEDROOM

3.54m max 2.53m min x 5.04m into eaves (11'7" max 8'3" min x 16'6" into eaves)

Has a leaded light window to the front aspect, contemporary style radiator, ceiling light point and Bi fold doors which open up into the large En-suite bathroom.

ENSUITE BATHROOM

3.55m x 1.55m to window (11'7" x 5'1" to window)

Is beautifully fitted out with a roll top bath with claw and ball feet, vanity unit with hand wash basin inset, further vanity storage unit, fitted W.C. and a fully tiled shower enclosure, there is an obscure window to the rear aspect, recessed ceiling down lights and heated chrome towel rail.

BEDROOM TWO

3.34m x 3.50m to rear of wardrobe (10'11" x 11'5" to rear of wardrobe)

This bedroom has a bay window to the front aspect with leaded light windows, a range of built in wardrobes providing hanging space and shelving, coving to ceiling, radiator and ceiling light point.

BEDROOM THREE

3.30m max into chimney x 2.77m min (10'9" max into chimney x 9'1" min)

Has a window to the rear aspect, coving to ceiling,



ceiling light point, radiator and a range of built in wardrobes providing hanging space and shelving.

BEDROOM FOUR

2.10m to window x 2.35m max 1.80m min (6'10" to window x 7'8" max 5'10" min)

Leaded light window to the front aspect, coving to ceiling, ceiling light point, radiator and built in wardrobe providing hanging space and shelving.

FAMILY BATHROOM

2.30m to window x 2.28m (7'6" to window x 7'5")

Has a bath with mixer taps and shower attachment, W.C., vanity unit with hand wash basin inset, large shower with glazed screen, obscure window to the rear aspect, recessed ceiling down lights, tiled walls and chrome heated towel rail.

OUTSIDE

The property sits back off North Avenue on a lovely corner plot with block paved driveway with a mature herbaceous border and to the rear is a fully enclosed low maintenance garden with large paved patio area, herbaceous borders, gravel borders with raised vegetable beds, lawn and space for a shed.

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.

AGENTS NOTES

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

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

Derby City - Band C

CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

BROAD BAND SPEEDS

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

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/>

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/>

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 04/2024) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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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