



**GISBORNE CLOSE, MICKLEOVER, DERBY**

**PRICE £350,000**

**4 BEDROOM | 1 BATHROOM | 1 RECEPTION**



## WELCOME TO GISBORNE CLOSE

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**EXCITING POTENTIAL - SUPERB PLOT WITH EXTENSIVE REAR GARDEN** - A well-proportioned, extended four-bedroom detached home occupying an extensive rear garden plot. Situated in a superb position at the end of a cul-de-sac, this property enjoys one of the largest plots of its type in the area and offers excellent potential for further improvement and extension (subject to the necessary planning consent). The property is ideally located for access to the Royal Derby Hospital, local schools, and the excellent amenities available in Mickleover village centre.

The accommodation briefly comprises an entrance hallway, downstairs WC, fitted kitchen, open plan lounge/dining room opening into a lounge/dining area, with patio doors to the rear garden. To the first floor, the landing provides access to four bedrooms and a shower room.

Outside, the property is set back attractively in this sought-after cul-de-sac position. To the front, there is a lawned garden and a driveway providing off-road parking and access to the integral single garage. A particular highlight of the property is the extensive mature rear garden, featuring a generous lawn and a paved patio area.

## THE DETAIL

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Situated at the head of a quiet cul-de-sac in the highly sought-after suburb of Mickleover, this four-bedroom detached home occupies an exceptionally generous plot and presents an exciting renovation and extension opportunity, subject to the necessary planning consents. Offering excellent scope for modernisation and reconfiguration, the property is ideally suited to purchasers looking to create a bespoke family home in a desirable residential location.

The accommodation is accessed via a uPVC double-glazed entrance door leading into the entrance hallway, with access to a ground floor WC, kitchen, and the spacious open-plan lounge/dining room. This well-proportioned living space enjoys a dual aspect, with a window to the front elevation and double-glazed sliding patio doors opening onto the rear garden.

The kitchen is fitted with a range of wood-effect units, roll-edge work surfaces, tiled splashbacks, a stainless steel sink and drainer, and a standalone gas cooker. A wall-mounted Baxi combination boiler is also located within the kitchen, which benefits from views over the rear garden and direct access to the side pathway.

To the first floor, the landing leads to four bedrooms and a shower room. The primary bedroom overlooks the cul-de-sac to the front, while bedrooms two and four enjoy views across the rear garden. Bedroom four benefits from built-in wardrobes, storage cupboards, a desk area, and an airing cupboard. The shower room is fitted with a walk-in shower, pedestal wash basin, and WC.

Externally, the property stands on one of the larger plots for this house type within the area, with a generous lawned frontage, tarmac driveway, and single integral garage with electric remote-controlled door. The substantial rear garden is a particular highlight, featuring a paved patio, extensive lawn, fruit trees, established planted borders, and enclosed fencing. The size of the plot offers significant potential for extension and further development, subject to obtaining the appropriate planning permissions.





### Location

Mickleover is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists. Local shops include a large Tesco supermarket and a Marks & Spencers convenience store and petrol station. There are also several public houses within the centre of Mickleover Village and a recent addition is the Binary Bar and Restaurant.

This property is situated just a short walk away from a parade of shops on Devonshire Drive and includes a pharmacy and post office and there is also a regular bus service that runs from Devonshire Drive to the Royal Derby Hospital and Derby City Centre

Leisure facilities include Mickleover Golf Course, walks in nearby open countryside and access to the local cycle network. Excellent transport links are close by including easy access to the A38 and A50 trunk roads and the M1 motorway.

There are good schools at primary and secondary level with the property falling within the catchment area for Ravensdale Junior School and Murray Park Secondary School.

### AML Verification

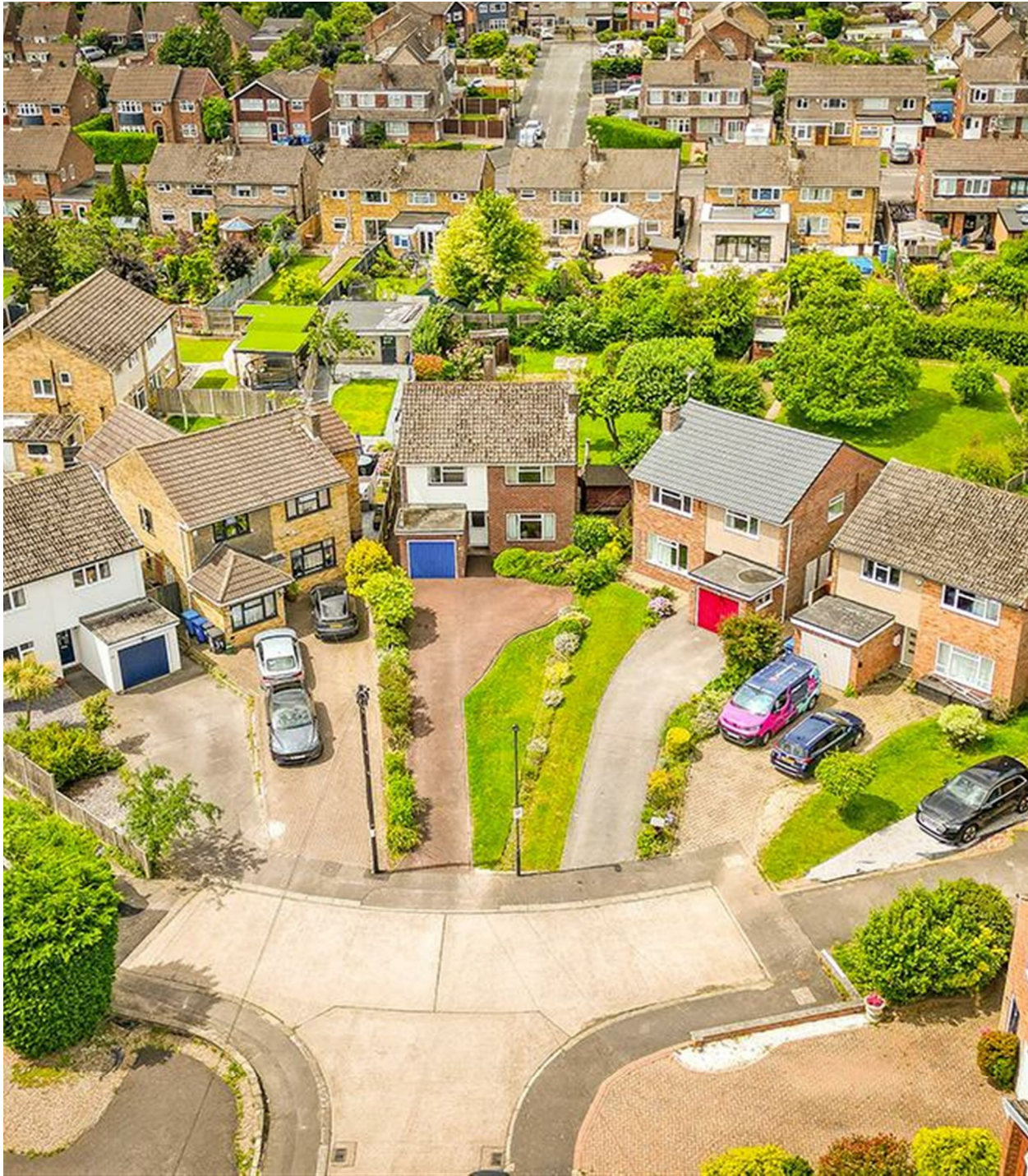
In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.





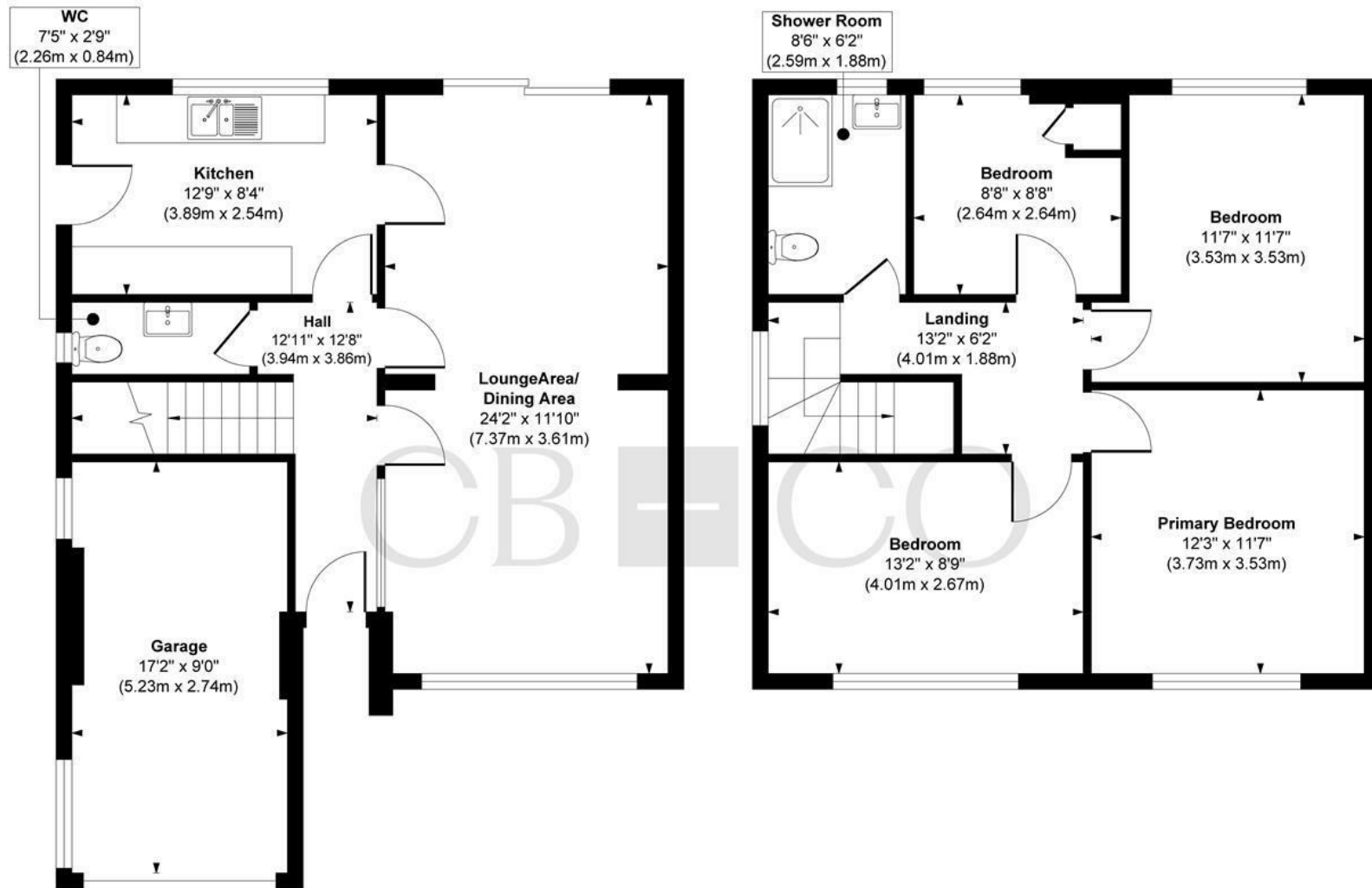








## Gisborne Close, Mickleover, Derby



**Ground Floor**  
Approximate Floor Area  
665 sq. ft  
(61.78 sq. m)

**First Floor**  
Approximate Floor Area  
602 sq. ft  
(55.92 sq. m)

**Approx. Gross Internal Floor Area 1267 sq. ft / 117.70 sq. m (Including Garage)**

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

Produced by Elements Property

## THE PARTICULARS

APPROX

1249.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

D

- Well Proportioned Four Bedroom Detached Home with Large Plot
- Requires Modernisation - Exciting Potential
- Superb Plot - Potential for Extension (Subject to Planning Consent)
- Delightful End of Cul-de-Sac Position
- Entrance Hallway, WC & Fitted Kitchen
- Spacious Open Plan Lounge Dining Room
- Four Bedrooms & Shower Room
- Driveway & Single Integral Garage & Extensive Mature Rear Garden
- Close to Micklegate's First Class Range of Local Shops & Amenities
- No Chain Involved - Probate Applied For

## DARLEY ABBEY MILLS

### THE MILLS

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

01332 411050  
CURRANBIRDS.CO

## MICKLEOVER

### THE STUDIO

2 Station Rd  
Mickleover  
Derby,  
DE3 9GH

01332 531020  
CURRANBIRDS.CO

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