

MICKLEOVER HOUSE, ORCHARD STREET, MICKLEOVER, DERBY

PRICE £365,000

2 BEDROOM | 2 BATHROOM | 1 RECEPTION



WELCOME TO ORCHARD STREET

SPACIOUS HIGH SPECIFICATION APARTMENT, SITUATED WITHIN A PRESTIGIOUS GEORGIAN CONVERSION - Mickleover House, built in 1820, offers a wealth of original features, character and charm. This stunning first floor apartment provides exceptionally spacious and well-appointed accommodation extending to over 1200 square feet, finished with high-quality fixtures and fittings throughout. The property also benefits from a single garage and allocated parking.

This most attractive Georgian residence has a striking double-fronted façade, complemented by an elegant entrance porch with twin pillars. The building retains an abundance of period features, including tall double-glazed sash windows and high ceilings. The conversion comprises just five exclusive apartments, set within generous, beautifully maintained landscaped gardens,

Accessed via a secure communal entrance hall with impressive parquet flooring with stairs leading to all floors. The apartment enjoys its own private entrance leading into spacious reception hallway. The accommodation includes a sitting room with feature fireplace and windows overlooking the communal gardens and a well-appointed breakfast kitchen. There are two generous double bedrooms with two well appointed en-suite bathrooms.

THE DETAIL

The property is approached via a magnificent communal entrance hall featuring original parquet flooring, a secure telephone intercom system and access to the beautifully maintained communal gardens.

The apartment opens into an impressive reception hallway with a Regency-style timber entrance door, secure TV and telephone intercom system, feature mirrors and recessed lighting. A guest cloakroom comprises a WC and vanity unit with wash hand basin and storage.

The south-facing sitting room enjoys attractive views over the communal gardens through elegant sash windows. A striking Carrara marble fireplace with an inset coal-effect gas fire forms the focal point, complemented by decorative coving, a ceiling rose and wall lighting.

The well-appointed breakfast kitchen features an extensive range of Shaker-style units, granite work surfaces and splashbacks. Integrated Neff appliances include a five-ring gas hob, electric oven and combination microwave, alongside a dishwasher and washing machine. There is also space for a fridge freezer, with double doors opening into the entrance hallway.

The principal bedroom benefits from large sash windows, a built in dressing table and wardrobes with overhead storage. Its luxurious en-suite bathroom comprises a bath, wash hand basin, WC and separate shower cubicle.

The spacious second bedroom features a dedicated dressing area, built-in wardrobes, overhead storage, fitted drawers and bedside cupboards. A private en-suite bathroom includes a bath with shower over, vanity unit with wash hand basin and WC.

Outside, the property occupies a secluded position, approached via a sweeping driveway leading to communal visitor parking and a turning circle. Further benefits include residents' parking and a single garage with an electric roller door, lighting and power sockets.

The beautifully maintained communal gardens extend around the side and rear of the property, featuring extensive lawns, well-stocked flower beds, seating areas and mature trees, creating a peaceful and attractive setting.

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The Location

Mickleover House offers a unique blend of tranquillity and convenience, with a wealth of amenities just moments away. The property is situated within the heart of Old Mickleover Village and is tucked away in this private position just a short walk away from Mickleover's first class range of local shops and amenities.

Mickleover Shopping Precinct provides everything you need, from everyday essentials at Tesco Supermarket, Boots Pharmacy, and Sainsbury's Local to premium grocery options at M&S Food.

When it comes to dining, The Binary offers a relaxed setting, while Hole in The Wall is a favourite for craft beer enthusiasts. For a leisurely coffee, Java Coffee shop offers expertly brewed drinks in inviting spaces, perfect for catching up with friends.

Beyond its excellent amenities, Mickleover House is close to Mickleover Golf Course and Exertion Gym, catering to both golfers and fitness lovers. Families will appreciate having highly regarded independent schools nearby, including Derby Grammar School and Derby High School, offering excellent educational opportunities.

With seamless transport links via the A516 and A38, accessing Derby city centre and beyond is effortless, whether enjoying the privacy of this exclusive development or exploring the vibrant local scene.

Leasehold - Share of the Freehold

Tenure - We have been advised by the vendor that the property is leasehold and subject to a tenancy of 999 years which commenced in 2004. We have also been advised that apartment owners own one fifth of the freehold.

Service Charge

To be confirmed

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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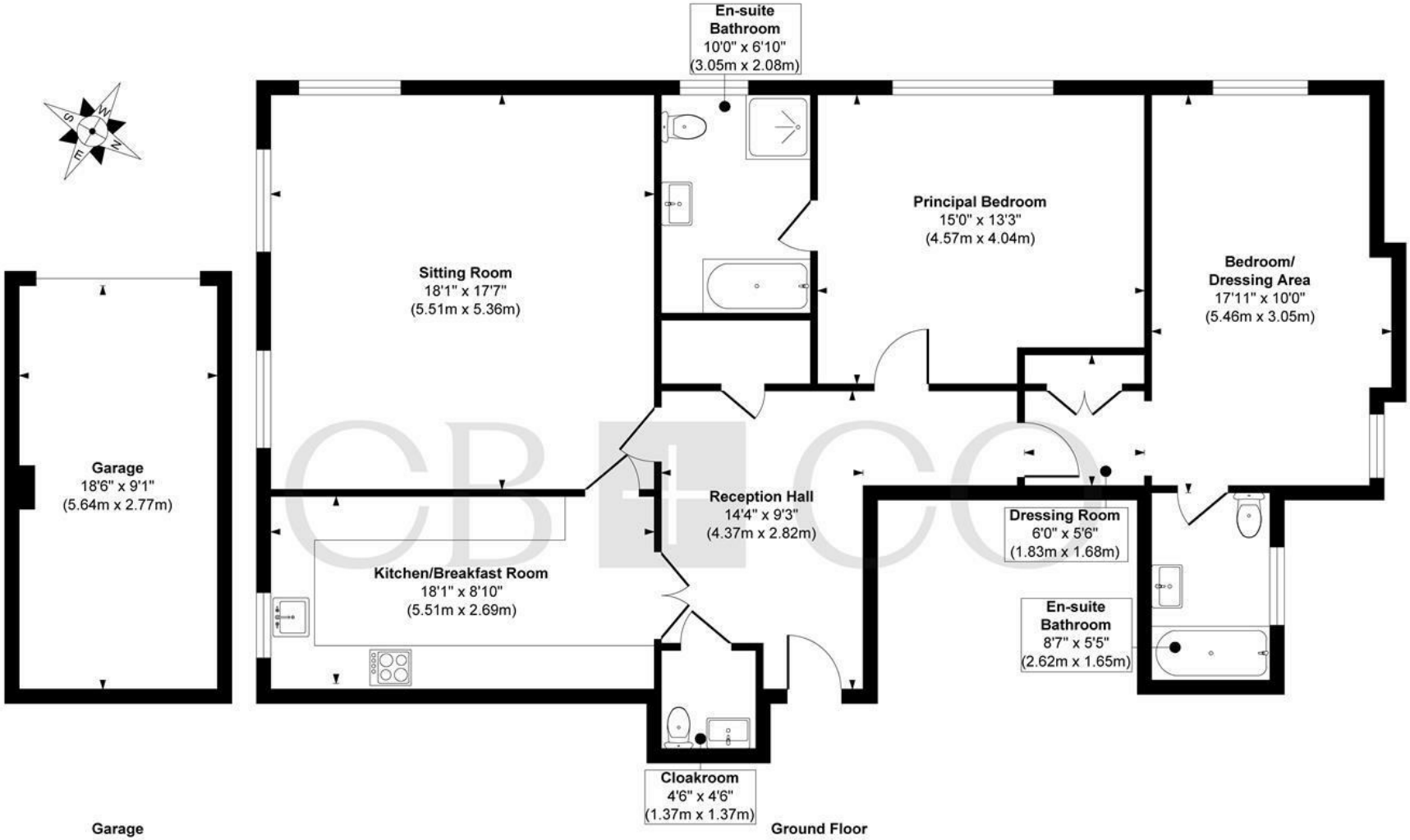







P60 MEB

Apartment 4, Mickleover House, Orchard Street, Derby



Garage
Approximate Floor Area
168 sq. ft
(15.60 sq. m)

Ground Floor
Approximate Floor Area
1222 sq. ft
(113.52 sq. m)

Approx. Gross Internal Floor Area 1390 sq. ft / 129.12 sq. m (Including Garage)
Approx. Gross Internal Floor Area 1222 sq. ft / 113.52 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

THE PARTICULARS

APPROX

1222.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

E

- Stunning First Floor Apartment set within Beautiful Georgian Building
- High Quality Accommodation With Wealth of Character & Charm
- Prestigious Location - Close to Mickleover Centre & Conservation Area
- Most Spacious Accommodation of over 1200 Square Feet
- Magnificent Communal Entrance Hallway
- Private Entrance Hallway, Sitting Room & Well Appointed Breakfast Kitchen
- One Double Bedroom With An En-Suite Bathroom
- Spacious Principal Bedroom With Four Piece En-Suite Bathroom
- Beautiful Landscaped Communal Gardens, Parking & Single Garage
- Close to the Mickleover's First Class Local Shops & Amenities

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DARLEY ABBEY MILLS

THE MILLS

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Middle Mill
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MICKLEOVER

THE STUDIO

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