

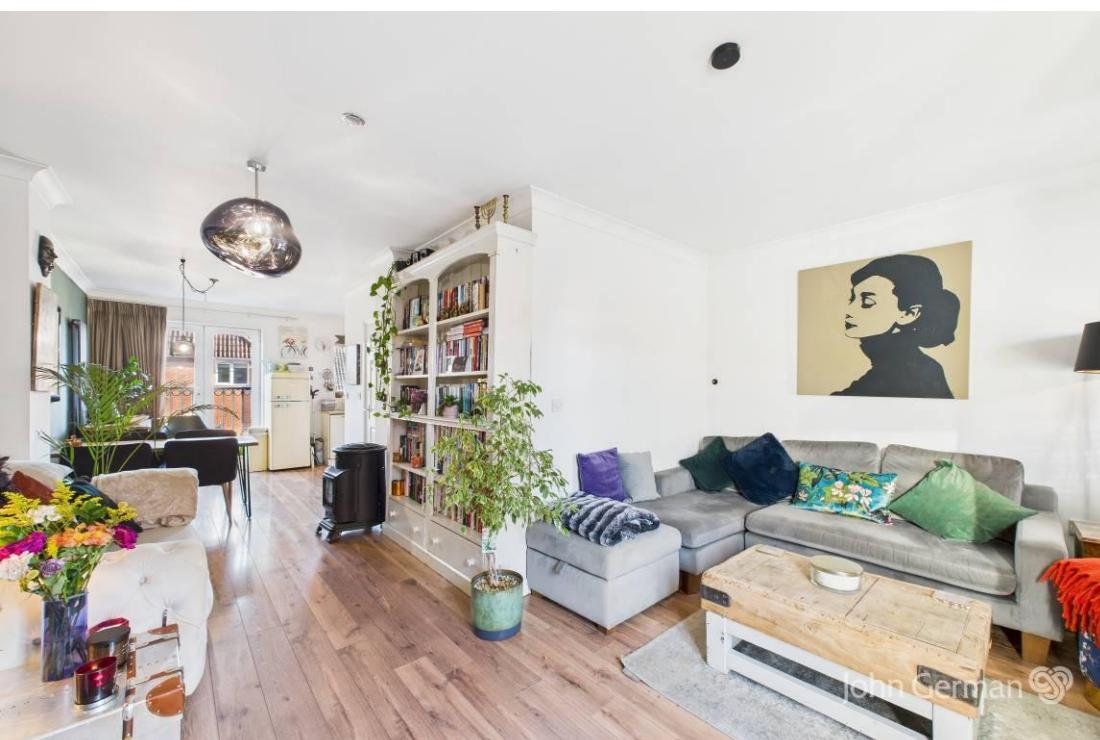
# Crystal Close

Mickleover, Derby, DE3 0BP

John  
German



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£285,000



A beautifully presented modern four-bedroom townhouse offering a flexible layout, including a convenient ground-floor bedroom with its own shower room. Enjoy freshly refurbished bathrooms, a spacious master bedroom with ensuite, and full-fibre connectivity ideal for home working. Outside, a thoughtfully landscaped garden provides a lovely place to relax, while off-street parking and EV charging add everyday convenience. All set within a sought-after development in the heart of Mickleover.

A modern four bedroom townhouse in a popular Mickleover development, offering practical and versatile accommodation suited to couples or families. The family bathroom and ground floor shower room were refurbished in 2020, with a 10 year guarantee on the family bathroom fittings. The garage was converted in 2018 to create a ground floor bedroom with an adjacent shower room, second ground floor bedroom/study and utility room, making it suitable for multi-generational living or anyone who needs ground floor living. Full fibre broadband is available for reliable home working, and the property also benefits from cavity wall insulation.

The upper floors provide two double bedrooms, including a master bedroom with an ensuite. Outside, the rear garden has been landscaped with a new patio and raised beds to create a well presented and low maintenance outdoor area. To the front, there is off-street parking for two cars and an electric car charging point. This is a practical and well-presented home in a sought-after part of Mickleover, offering modern living in a convenient setting.

A composite door opens into the reception hallway, which gives access to the two ground floor bedrooms, shower room, and utility room. There is also a staircase to the first floor and a useful under stair storage cupboard.

The bedroom currently used as a study is a versatile room with UPVC French doors leading to the rear garden. It can also function as a sitting room alongside the other bedroom and shower room. The utility room includes rolled edge work surfaces with an inset 1 ½ stainless steel sink, tiled splashback, and chrome mixer tap. There are base units with space and plumbing for a washing machine and separate tumble dryer, wall mounted cupboards housing the boiler, built in shelving, an extractor fan, and a door to the rear garden. The other ground floor bedroom is a spacious double room and also houses the electric and gas meters. The shower room has been recently fitted and includes a wash hand basin with mixer tap and tiled splashback, a vanity base unit, low level WC, shower unit with chrome mains shower, heated towel rail, and extractor fan.

The first floor features the open plan living dining kitchen. The kitchen area has rolled edge work surfaces with an inset 1 ½ stainless steel sink, drainer, and chrome mixer tap with tiled splashbacks. There are cupboards and drawers beneath, an integrated electric oven and grill, integrated dishwasher, a four-ring gas hob with Neff extractor, and matching wall units. The living and dining space is dual aspect with UPVC Juliet balconies to both the front and rear, offering a bright and open layout.

The second floor landing has a loft hatch with pull down ladder providing access to a boarded loft. Doors lead to the bedrooms, bathroom, and a cupboard housing the hot water tank with built in shelving.

The master bedroom is a spacious double with fitted wardrobes and a door into the ensuite, which includes a white suite with pedestal wash basin and chrome mixer tap with tiled splashback, low level WC, double shower unit with chrome mains shower, extractor fan, and electric shaver point. The second bedroom is a generous double with fitted wardrobes.

The bathroom has been recently refitted and includes a wash hand basin with chrome mixer tap and floating vanity drawers, a large bath with chrome mixer tap, mains rainfall shower with separate handheld attachment, heated towel rail, low level WC, LED touch mirror, extractor fan, and shaver point.

Outside, the rear garden has been recently landscaped and is well presented, with a patio seating area, raised planters, flowering beds, a lawn, a further corner seating area, and new timber fencing. To the front of the property there is off street parking for two vehicles and an electric car charging point.

**Agents note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

*Please note the property is subject to communal spaces maintenance charges please ask for details.*

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derby City Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.derby.gov.uk](http://www.derby.gov.uk)

**Our Ref:** JGA/04122025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

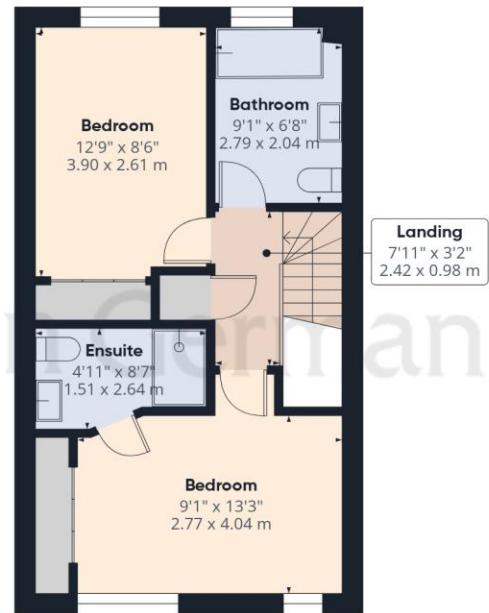
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





Approximate total area<sup>(1)</sup>

1242 ft<sup>2</sup>  
115.5 m<sup>2</sup>



N E  
W S

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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#### Agents' Notes

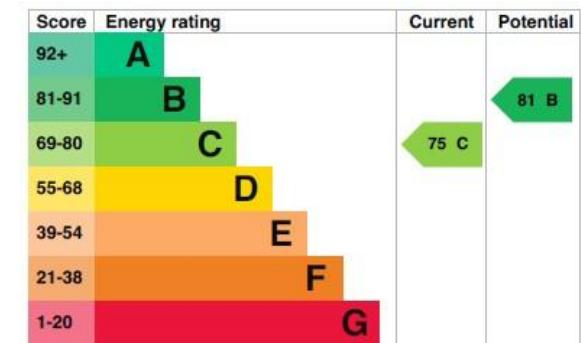
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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