



Iris Crescent, Mickleover DERBY DE3 0FW

welcome to

Iris Crescent, Micklover DERBY

AN IMMACULATELY PRESENTED detached family home, briefly comprising of an entrance hallway, downstairs wc, lounge, kitchen-diner, three well-proportioned bedrooms, with an en-suite to master, family bathroom suite, driveway and lovely gardens!



Porch

Front door canopy, door leads to:

Entrance Hall

13' 2" x 8' 8" (4.01m x 2.64m)

Wood effect flooring, Door leading to:

Lounge

16' 2" x 10' 6" (4.93m x 3.20m)

Double glazed window to the front elevation, french doors leading to the gardens, two central heating radiators.

Wc

7' 1" x 6' 2" (2.16m x 1.88m)

Low level wc, wash hand basin, central heating radiator, and partial complementary tiling.

Kitchen/Diner

17' 7" x 11' 6" narrowing to 8' 6" (5.36m x 3.51m narrowing to 2.59m)

Double glazed window to the front elevation, central heating radiator, underfloor heating, gas hob, cooker hood, fitted kitchen comprising stainless steel sink set in a base unit, further base, wall and drawer units, partial complementary tiling, wood effect work surface, integrated appliances including fridge-freezer, washer, dryer and dishwasher, and french doors leading to the rear garden.

Stairway

Double glazed window to the front elevation,

Upstairs Landing

14' 2" x 13' 8" (4.32m x 4.17m)

Storage cupboard, doors leading to:

Master Bedroom

11' 8" x 9' (3.56m x 2.74m)

Double glazed window to the front elevation, central heating radiator, carpeted flooring, door leading to:

En Suite

6' 9" x 5' 5" (2.06m x 1.65m)

Double glazed window to the rear elevation, wash

hand basin, low level wc, glass paneled shower unit.

Bedroom Two

10' 7" x 8' 7" (3.23m x 2.62m)

Double glazed window to the rear elevation, central heating radiator, carpeted flooring.

Bedroom Three

Irregular Shaped Room 19' 1" max. x 7' 2" (5.82m max. x 2.18m)

Double glazed window to the front elevation, central heating radiator, carpeted flooring.

Bathroom

6' 7" x 5' 9" (2.01m x 1.75m)

Double glazed window to the rear elevation, central heating radiator, low level wc, wash hand basin, partial complementary tiling, bath.

External

Beautiful laid-to-lawn foregarden with shrubbery, a paved driveway to the side of the property, and a handsome patio area leading to a private, enclosed garden to the rear of the property; laid-to-lawn, surrounded by mature plants and shrubbery.



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welcome to

Iris Crescent, Mickelover DERBY

- COUNCIL TAX BAND C
- THREE BEDROOM DETACHED
- IMMACULATELY PRESENTED
- SOUGHT AFTER LOCATION AND PLOT
- GENEROUSLY SIZED KITCHEN/DINER

Tenure: Freehold EPC Rating: B

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108175 - 0008

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