









## welcome to

# **Cromford Drive, Mickleover Derby**

This 2/3 bedroom, detached bungalow comprises of: A hallway, two well-presented reception rooms, kitchen, w/c, two spacious bedrooms and a shower room. With a large driveway to the front of the property, a garage, and a private, enclosed, well-maintained rear garden.













### **Entrance Hallway**

Gaining access to the property through the entrance doorway there is a central heating radiator, carpeted flooring and doors leading to the lounge, w/c, shower room and both bedrooms.

#### W/C

5' 2" x 2' 6" ( 1.57m x 0.76m )

With a window to the front of the elevation, laminate flooring, low level w/c, wash hand basin, central heating radiator.

#### Lounge

24' 4" x 11' 9" ( 7.42m x 3.58m )

Spacious, well-presented lounge with a window to the side elevation, multiple central heating radiators, carpeted flooring, gas fireplace set in a stone casing, with doors leading to the kitchen and dining room.

### **Dining Room/ Bedroom Three**

12' 3" x 9' 1" ( 3.73m x 2.77m )

With a window to the side elevation, central heating radiator, carpeted flooring.

#### Kitchen

12' 3" x 8' 1" ( 3.73m x 2.46m )

Fitted kitchen with a stainless steel sink set in a base unit, further base, wall and drawer units, integrated oven, gas hob, cooker hood, fridge/ freezer, washing machine, and a door to the front elevation.

### **Master Bedroom**

15' 2" x 11' 2" ( 4.62m x 3.40m )

With a window to the side elevation, central heating radiator, carpeted flooring, fitted wardrobes.

### **Bedroom Two**

10' 9" x 9' 9" ( 3.28m x 2.97m )

With a window to the side elevation, central heating radiator, carpeted flooring.

### **Shower Room**

8' 7" x 4' 6" ( 2.62m x 1.37m )

With a window to the front elevation, laminate flooring, central heating radiator, wash hand basin,

cylindrical shower compartment.

#### External

To the front of the property there is a tarmac driveway suitable for multiple vehicles, laid-to-lawn grass surrounded by flower borders and mature foliage and shrubbery. Additionally, there is a gate giving access to the rear of the property and the garage.

To the rear of a property there is a private and enclosed garden with a patio area leading around the garden, with a laid-to-lawn garden bordered with colourful aggregates and mature foliage. Patio slab steps lead to the heightened laid-to-lawn garden with colourful aggregates bordering and mature shrubbery and trees.





### welcome to

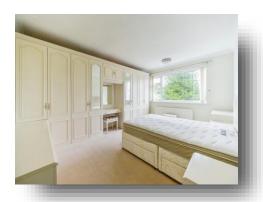
# **Cromford Drive, Mickleover Derby**

- Detached bungalow in the sought after area of Mickleover
- Two/ Three spacious double bedrooms
- Two reception rooms
- Well-presented kitchen
- Shower room and w/c

Tenure: Freehold EPC Rating: C

offers over

£360,000









Please note the marker reflects the postcode not the actual property

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Property Ref: MVR108432 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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