



**Cromford Drive, Mickleover Derby DE3 9JT**



**welcome to**

**Cromford Drive, Mickleover Derby**

This two bedroom semi-detached house, situated in the popular Derbyshire suburb of Mickleover, comprises of; an entrance hallway, lounge, kitchen, conservatory, two bedrooms, bathroom, driveway, front and rear garden. Call us now to view.



### **Entrance Hallway**

Entrance accessed from the side of the property, following straight through to the lounge and first floor landing.

### **Lounge**

12' 9" x 12' 7" ( 3.89m x 3.84m )

Modern spacious lounge, featuring a beautiful gas fireplace in the centre of the room. Fitted with herringbone wood laminate flooring, a double-glazed bow window to the front and a radiator.

### **Kitchen Diner**

19' 3" x 12' 9" ( 5.87m x 3.89m )

Open plan modern fitted kitchen diner, comprising of a range of base, wall and drawer units, including integrated appliances such as; a one and a half bowl mixer tap, five ring gas hob, overhead extractor hood and oven, with space for a fridge/freezer. Spotlights to the ceiling, herringbone laminate wood flooring, a double-glazed window to the rear, a radiator and a connecting door giving access to the conservatory. Seamlessly flowing into the dining area, perfect for family meals.

### **Conservatory**

Brick base conservatory with wrap-around double-glazed windows and french doors out to the rear garden and tiled flooring. Currently used as a gym room, a versatile that can be used to suit your needs.

### **Landing**

First floor landing giving access to two bedrooms and bathroom. Fitted with carpeted flooring.

### **Bedroom One**

13' 1" x 12' 10" ( 3.99m x 3.91m )

Double bedroom, fitted with carpeted flooring, a double-glazed window to the front and a radiator.

### **Bedroom Two**

6' 11" x 19' 7" ( 2.11m x 5.97m )

Single bedroom, currently being used as an office and dressing area. Allowing versatility to suit your needs. Fitted with carpeted flooring, a double-glazed

window to the rear and a radiator.

### **Bathroom**

Three-piece suite comprising of a low-level w/c, wash-hand basin and a shower cubicle. Fitted with tiled flooring/walls and a frosted double-glazed window to the rear.

### **External**

Externally, to the front, partially laid-to-lawn, with a driveway providing off-road parking for multiple vehicles. To the rear, beautifully laid-to-lawn, with patio paving at the front and back of the garden, allowing plenty of seating. Mature shrubbery to the sides and enclosed wooden fencing allowing privacy.



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## **Cromford Drive, Mickleover Derby**

- TWO BEDROOM SEMI-DETACHED HOUSE
- LOUNGE AND KITCHEN DINER
- CONSERVATORY
- BEAUTIFULLY PRESENTED THROUGHOUT
- DRIVEWAY PROVIDING OFF-ROAD PARKING

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108861 - 0003

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