





Cromford Drive, Mickleover Derby DE3 9JT



welcome to

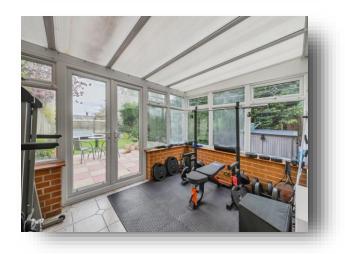
Cromford Drive, Mickleover Derby

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" ($3.89m \times 3.84m$) Modern spacious lounge, featuring a beautiful gas fireplace in the centre of the room. Fitted with herringbone wood laminate flooring, a doubleglazed 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 doubleglazed 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



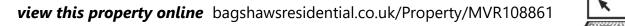
window to the rear and a radiator.

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





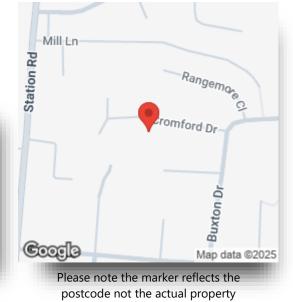
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