

## 3 Bed House - Semi-Detached

Offers over £255,000

 Henmore Crescent, Mickleover, Derby, DE3 0AZ



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A smart and stylish recently built semi detached home of some 84 square metres offering high specification light and spacious accommodation, situated in this highly popular enclave. Take the video tour to view this exceptionally well appointed gas centrally heated and UPVC double glazed house which briefly comprises; Reception hall, guest's cloakroom / Wc, sitting room, superior well equipped dining kitchen boasting a range of integrated appliances. To the first floor a landing leads to three bedrooms and main bathroom with white suite. Outside. The property stands on the periphery of this popular development, standing on a mature plot with ample car parking. The property is sold freehold. Council tax band C. Energy rating B.

## Canopied Storm Porch

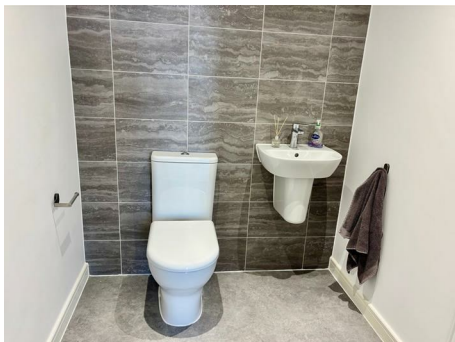
To:-

## Reception Hall



Having composite entrance door with UPVC opaque double glazed side panel, feature oak effect LVT floor, radiator, deep understairs storage cupboard and dog legged staircase to first floor.

## Guest's Cloakroom / Wc



Having modern white two piece suite

comprising; low centre flush wc and floating wall mounted wash hand basin with part tiled walls, radiator, vinyl floor, ceiling LED down lighters and extractor fan.

## Sitting Room 11'8" x 13'7" reducing to 10'6" (3.57 x 4.16 reducing to 3.22)



Having feature oak effect LVT floor, LED down lighters, television and media connection points, radiator and two UPVC double glazed windows.



## Dining Kitchen 15'10" x 8'8" (4.84 x 2.65)



Having a range of modern soft close fitted wall, base and drawer units with laminated working surfaces, together with matching splash backs, inset black glass induction hob with electric fan-assisted oven and grill, space and plumbing for automatic washing machine, concealed larger fridge, freezer and dish washer, ceiling LED down lighters, canopy extractor hood with down lighter, oak effect LVT floor, radiator, UPVC double glazed window and UPVC double glazed bi-fold doors giving views and access over the mature rear garden.

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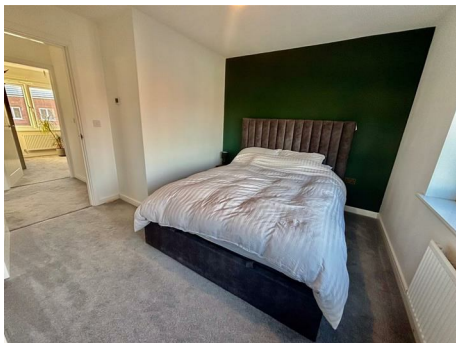


## First Floor

### Landing

With access to roof space, large full height storage cupboard (housing the wall mounted combination gas boiler), radiator and UPVC double glazed window.

### Principle Bedroom 13'8" mx 11'6" (4.18 mx 3.51)



Having a radiator and two UPVC double glazed windows.



### Bedroom Two 9'8" x 9'1" (2.96 x 2.78)



Having a radiator and UPVC double glazed window.

### Bedroom Three 9'8" x 6'5" (2.95 x 1.96)



Having a radiator and UPVC double glazed window.

## Bathroom



Having a modern white three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin and deep panelled bath with chrome shower attachment and mixer tap over, glass shower screen, complimentary ceramic part tiled walls with contrasting vinyl floor, chrome heated towel rail and ceiling extractor fan.



## Outside



The property occupies a south-easterly

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facing plot, at this highly regarded location. To the front is a lawned and shrubbed boundary with an adjacent tarmac driveway giving car standing space for two cars. A wooden access gate in turn leads to the rear garden, enclosed by close panelled fencing, laid to a shaped lawn with patio area and path.



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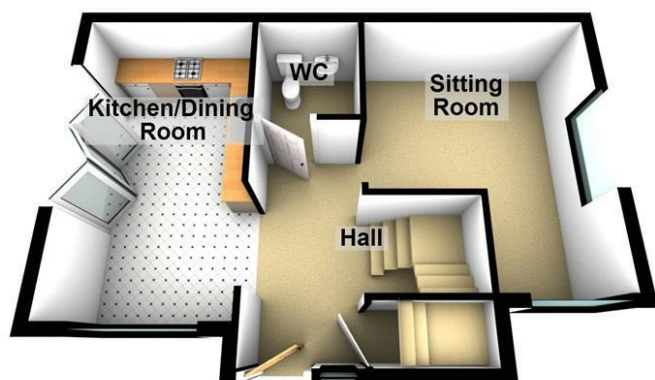


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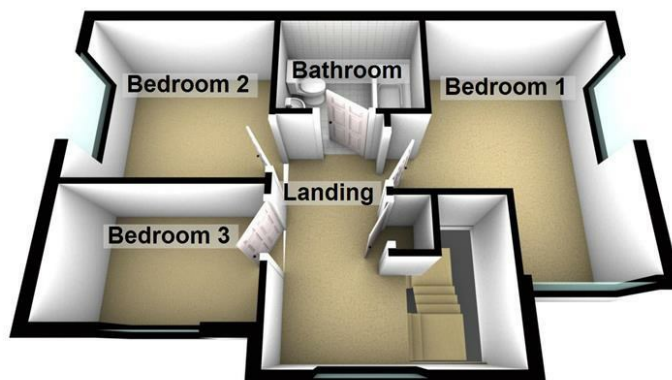
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	83	95
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	