

# 4 Bed House - Detached

Price £464,950

📍 Henmore Crescent, Mickleover, Derby, DE3 0AZ



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A quite superb 'Avant' built executive detached home of some 139 square metres, situated in this highly regarded suburb. This stunning home, owned from new, was purchased with several thousand pounds worth of quality upgrades and must be viewed to appreciate the wealth of quality appointments together with the size of accommodation on offer. The property is sold freehold. Council tax band E. Energy rating B. SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.

## Reception Hall



Having composite entrance door with adjacent UPVC opaque double glazed window, wood grain effect tiled floor, two radiators, understairs storage cupboard and staircase to first floor.



## Guests Cloak/Utility Room

### Cloak Room/WC

Having modern contemporary white two piece comprising; concealed flush wc and floating wall mounted wash hand basin with hot and cold mixer tap, complimentary ceramic part tiled walls with contrasting tiled floor, radiator, extractor fan and UPVC opaque double glazed window to side aspect.

### Utility Area

Having space and plumbing for automatic washing machine together with space for dryer, radiator, laminated working surface, wood grain effect tiled floor, extractor fan.

## Sitting Room 19'3" x 11'5" (5.88 x 3.50)



Having two radiators, television and media connection points, ceiling tiled floor, UPVC double glazed window to rear aspect and UPVC double glazed square bay window to front aspect.



integrated larger fridge, freezer and dish washer, inset stainless steel sink bowl with hot and cold mixer tap, ceiling LED down lighters, radiator and UPVC double glazed bi-fold doors giving views and access over the rear garden.



## Home Office/Family Room 9'4" x 8'6" (2.87 x 2.60)



Having radiator, tiled floor and UPVC double glazed window to front aspect.

## First Floor Landing



With radiator, access to roof space, large double full height airing cupboard

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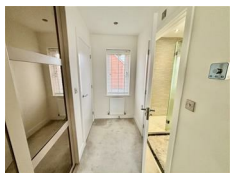
(incorporating a wall mounted combination gas boiler) and UPVC double glazed window to rear aspect.



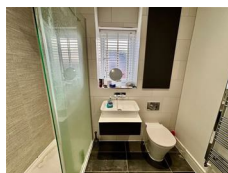
## Principal Bedroom 19'4" x 9'7" maximum (5.90 x 2.93 maximum)



Having a range of quality recessed built in wardrobes, television connection point, radiator, UPVC double glazed windows to front and rear aspects. A door leads to the:-



## Shower Room/En Suite



Having modern contemporary white three piece suite comprising; concealed flush wc, floating wash hand basin and walk in double shower area with feature fixed head mains fed drench shower together with hand held shower attachment, complimentary ceramic part tiled walls with contrasting wood grain effect vinyl floor, chrome heated towel rail, UPVC opaque double glazed window to side aspect.

## Bedroom Two 11'5" x 9'5" (3.48 x 2.88)



Having quality recessed built in wardrobe, radiator and UPVC double glazed window to front aspect.

## Bedroom Three 12'4" x 9'10" (3.77 x 3.01)



Having radiator and UPVC double glazed window to rear aspect.

## Bedroom Four 8'9" x 6'2" (2.69 x 1.90)



Having a radiator and UPVC double glazed window to front aspect.

## Bathroom



Having modern contemporary white three piece suite comprising; concealed flush wc, floating wall mounted wash hand basin and deep double ended panelled bath with feature fixed head mains fed drench shower, together with hand held shower attachment, glass shower screen, complimentary ceramic part tiled walls with contrasting wood grain effect vinyl floor, chrome heated towel rail, ceiling LED down lighters, extractor fan and UPVC opaque double glazed window to side aspect.

## Outside



The property occupies a well tended mature corner plot, at this sought after residential address. To the front is an open plan fore garden with tarmac driveway adjacent, giving car standing space for approximately three cars and leading to the detached brick garage, having up and over door, pitched tiled roof space and supplied with power and light. A wooden access gate at the side leads to the rear garden,

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enclosed by brick walling together with close panelled fencing, laid to a shaped lawn with patio area, outside cold water tap, garden and security lighting.

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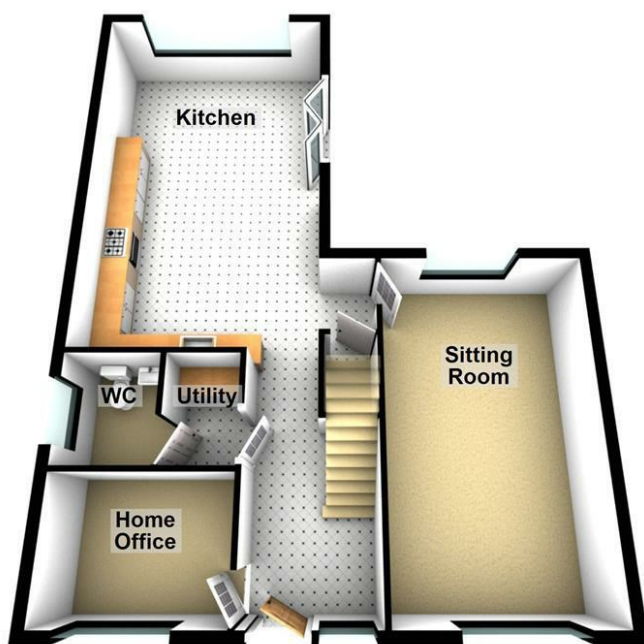
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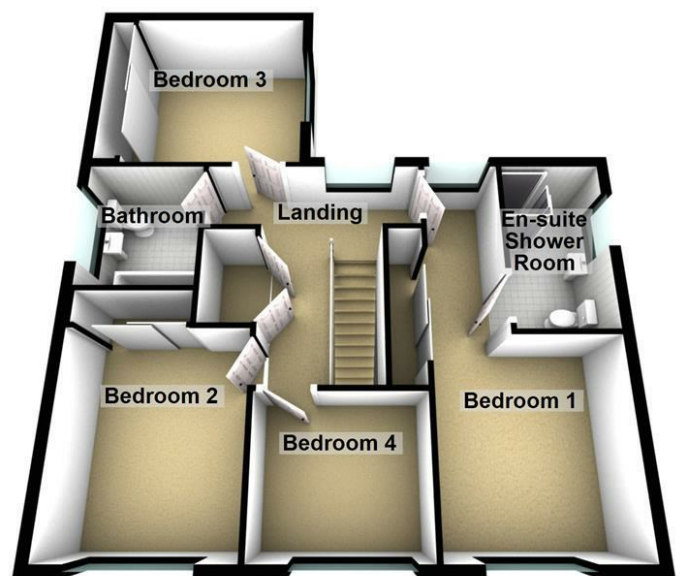
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Ground Floor



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		92
B (81-91)	84	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		