

# 4 Bed House - Detached

Price guide £425,000

 Henmore Crescent, Mickleover, Derby, DE3 0AZ



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25



# 4 Bed House - Detached

£425,000

 Henmore Crescent, Mickleover, Derby, DE3 0AZ

A beautifully presented four-bedroom detached home built by Avant Homes, located in the sought-after area of Mickleover, Derby. This high-specification property offers contemporary living with stylish finishes throughout. Designed for modern family life, the home features a light and spacious layout, premium kitchen and bathroom fittings. Ideally situated in this sought after locality, it offers excellent access to local amenities, schools, and transport links. Gas central heating together with UPVC double glazing. In brief; reception hall, utility and guests cloakroom / Wc, light and spacious sitting room, superior dining kitchen. On the first floor a landing leads to four bedrooms (principal bedroom with shower room en-suite) and main bathroom. Outside is driveway, detached garage and established gardens. The property is sold freehold. Council tax band E. Energy rating B. SOLD WITH NO UPWARD CHAIN.

## Reception Hall



Having composite entrance door with adjacent UPVC opaque double glazed window, wood grain effect vinyl floor, ceiling LED down lighters, 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 wood grain effect vinyl floor, radiator, ceiling LED downlighters, 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 laminate floor, ceiling LED down lighters and extractor fan.

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



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



# 4 Bed House - Detached

£425,000

 Henmore Crescent, Mickleover, Derby, DE3 0AZ



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



**Dining Kitchen 15'10" x 12'3" (4.83 x 3.74)**



**First Floor Landing**



With radiator, access to roof space, large double full height airing cupboard (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, ceiling LED down lighters and UPVC double glazed windows to front and rear aspects. A door leads to:-



# 4 Bed House - Detached

**£425,000**

 Henmore Crescent, Mickleover, Derby, DE3 0AZ

## 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, ceiling LED down lighters and 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

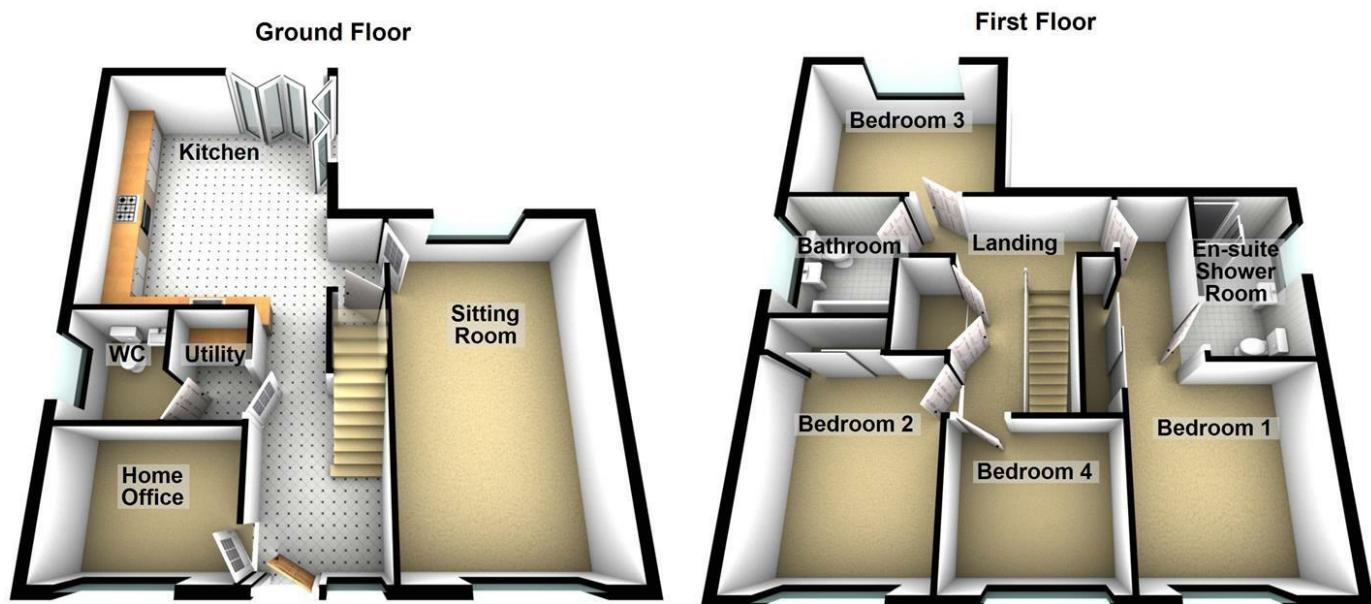


The property occupies a well tended mature plot, at this sought after residential address. To the front is an open plan lawned fore garden with tarmac driveway adjacent, giving car standing space for approximately three cars and leading to the detached brick garage, having up and over door, pitched tiled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

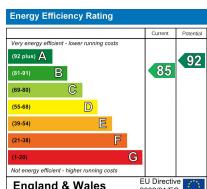
# 4 Bed House - Detached

£425,000

 Henmore Crescent, Mickleover, Derby, DE3 0AZ



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

