



Cromford Drive, Mickleover, Derby

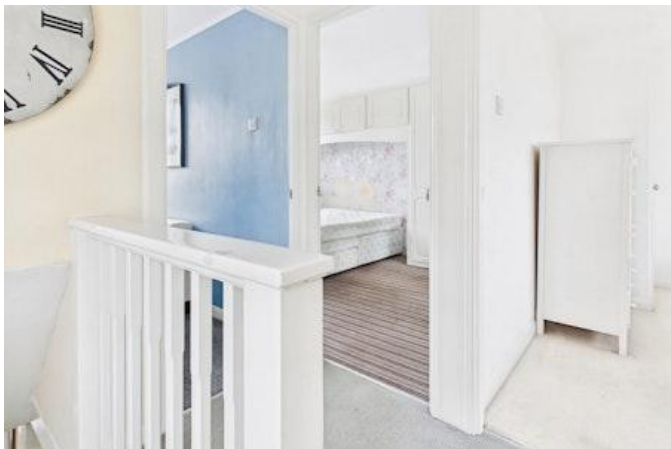
£240,000



## Key Features

- Three Bedrooms
- Semi Detached Home
- Private Enclosed Rear Garden
- Generous Driveway Parking
- Detached Single Garage
- In Need of Some Modernisation
- EPC rating D
- Freehold





Situated in the ever-popular area of Mickleover, this spacious three bedroom semi-detached home offers fantastic potential for buyers looking to put their own stamp on a property.

Benefitting from generous living accommodation, a private rear garden, driveway parking and a detached single garage, the property would make an ideal family home.

The accommodation briefly comprises an entrance hall leading into a bright and spacious lounge with feature fireplace and large front-facing window, flowing through into a separate dining area with French doors opening onto the rear garden. The kitchen is positioned to the rear of the property and provides access to the side and garden.

To the first floor are three bedrooms, including two generous doubles with fitted storage, together with a family bathroom fitted with a three-piece suite. Externally, the property benefits from a substantial driveway providing ample off-road parking, alongside access to the detached single garage.

To the rear is a private enclosed garden featuring decking, gravelled areas and mature planting, offering plenty of space for outdoor entertaining and family use. Offering excellent potential for cosmetic improvement, reconfiguration or extension (subject to the necessary planning permissions), this property presents a fantastic opportunity within a highly desirable residential location close to local amenities, schools and transport links.

#### External Front

To the front of the property is a generous driveway providing ample off-road parking alongside access to the detached single garage.

#### Entrance Hall

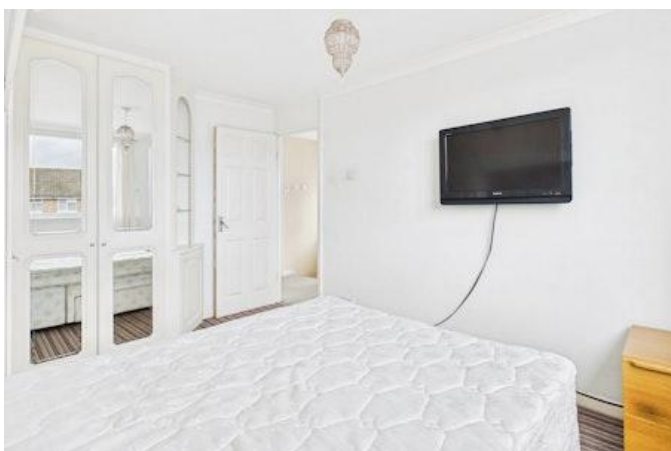
With staircase rising to the first floor and access into the lounge.

#### Lounge

Spacious reception room with large front-facing window, feature fireplace and open archway leading into the dining area.

#### Dining Room

Positioned to the rear of the property with French doors opening onto the garden and access into the kitchen.





### **Kitchen**

Fitted with a range of wall and base units with work surfaces over, inset sink, integrated oven and hob, appliance space and door leading outside.

### **First Floor Landing**

Providing access to all three bedrooms and the family bathroom.

### **Bedroom One**

Generous double bedroom with fitted wardrobes and front-facing window.

### **Bedroom Two**

Second double bedroom overlooking the rear garden with fitted storage.

### **Bedroom Three**

Single bedroom ideal as a child's room, nursery or home office.

### **Family Bathroom**

Fitted with a three-piece suite comprising bath with shower over, wash hand basin and WC.

### **Rear Garden**

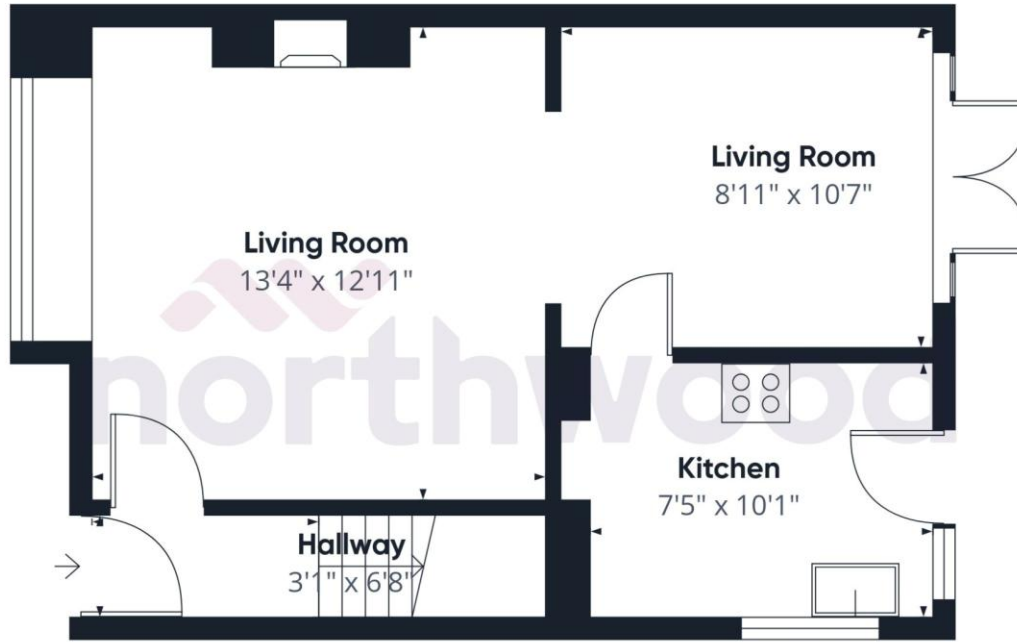
The rear garden is private and enclosed, featuring decking, gravelled seating areas and mature planting.



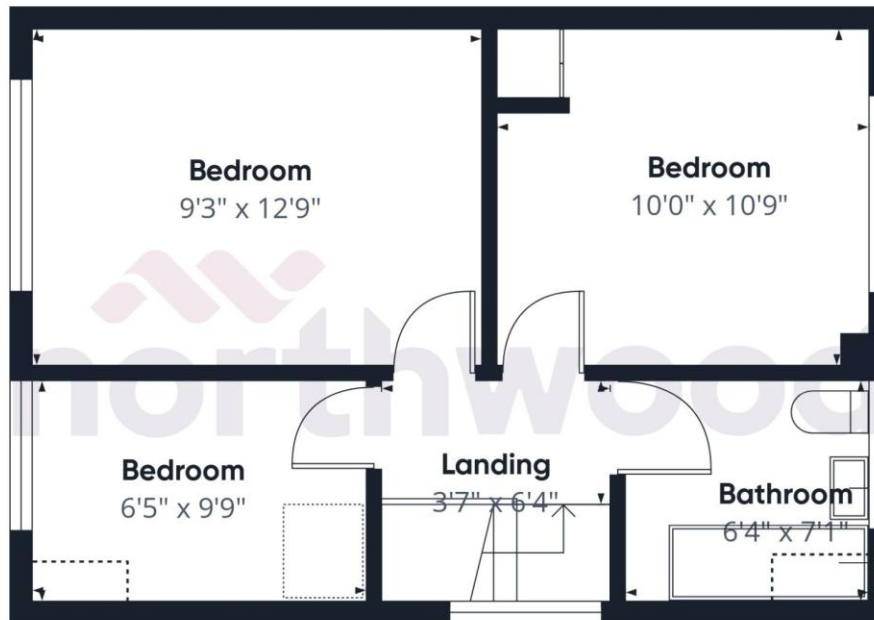
## Disclaimer

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

753 ft<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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