IRIS CRESCENT, MICKLEOVER, DERBY

PRICE £315,000

3 BEDROOM | 3 BATHROOM | 1 RECEPTION

WELCOME TO IRIS CRESCENT

DOUBLE-FRONTED THREE-BEDROOM DETACHED HOME WITH GARAGE, EV CHARGING POINT AND ATTRACTIVE GARDEN - This well-presented detached property offers a superb combination of generous living space, practical features and a versatile layout, making it an appealing choice for families, couples or those looking for a comfortable modern home.

The welcoming interior provides a spacious kitchen diner designed around everyday family life, with plenty of room for dining and direct access onto the garden. The bright and neutral presentation creates an inviting atmosphere, while the impressive lounge benefits from dual-aspect windows, including a bay window, allowing plenty of natural light into the room.

Upstairs, three bedrooms provide flexibility, with the principal bedroom enjoying an en-suite shower room and useful storage. The second bedroom is a generous double, while the third is currently utilised as a study.

Outside, the property benefits from a single garage with an electric charging point, driveway parking and a good-sized rear garden with patio and lawn. The additional grassed area beside the driveway also offers potential for further parking, subject to any necessary requirements.

THE DETAIL

The Detail

The property has an attractive double-fronted appearance and opens into a welcoming hallway, providing access to the principal ground floor rooms and downstairs WC. The large kitchen diner forms an excellent social space, with ample room for a family dining table and patio doors opening directly onto the rear garden. The kitchen is fitted with an integrated oven, gas hob and extractor fan, alongside a dishwasher and washing machine. A handy pantry provides additional storage, while dual-aspect windows bring plenty of natural light into this bright and neutral space.
The lounge is a particularly good-sized reception room, offering flexibility for both relaxing and entertaining. Dual-aspect windows, including a bay window, create a light and spacious feel.
Upstairs, the landing itself is a pleasant space with a window providing natural light. The principal bedroom is generously proportioned and benefits from useful over-stairs storage together with an en-suite shower room. The en-suite includes a shower enclosure with rainfall shower head, WC and wash basin, complemented by tiled flooring. Bedroom two is a large double with dual-aspect windows, while bedroom three is a single bedroom currently being used as a study, providing useful flexibility.
Outside, there is a single garage with an electric vehicle charging point, alongside a driveway providing parking. The grassed area beside the driveway could also potentially provide additional parking. The rear garden offers a good amount of space, with a patio area and mainly lawned garden. A wall boundary to one side provides a straightforward, low-maintenance feature, while a gate gives convenient access.
Situated in Mickleover, the property benefits from the area's established range of amenities, including shops, schools, cafés, restaurants and leisure facilities. Excellent transport connections also provide convenient access towards Derby and the surrounding area, making this a well-connected setting for everyday life.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

CB+CO

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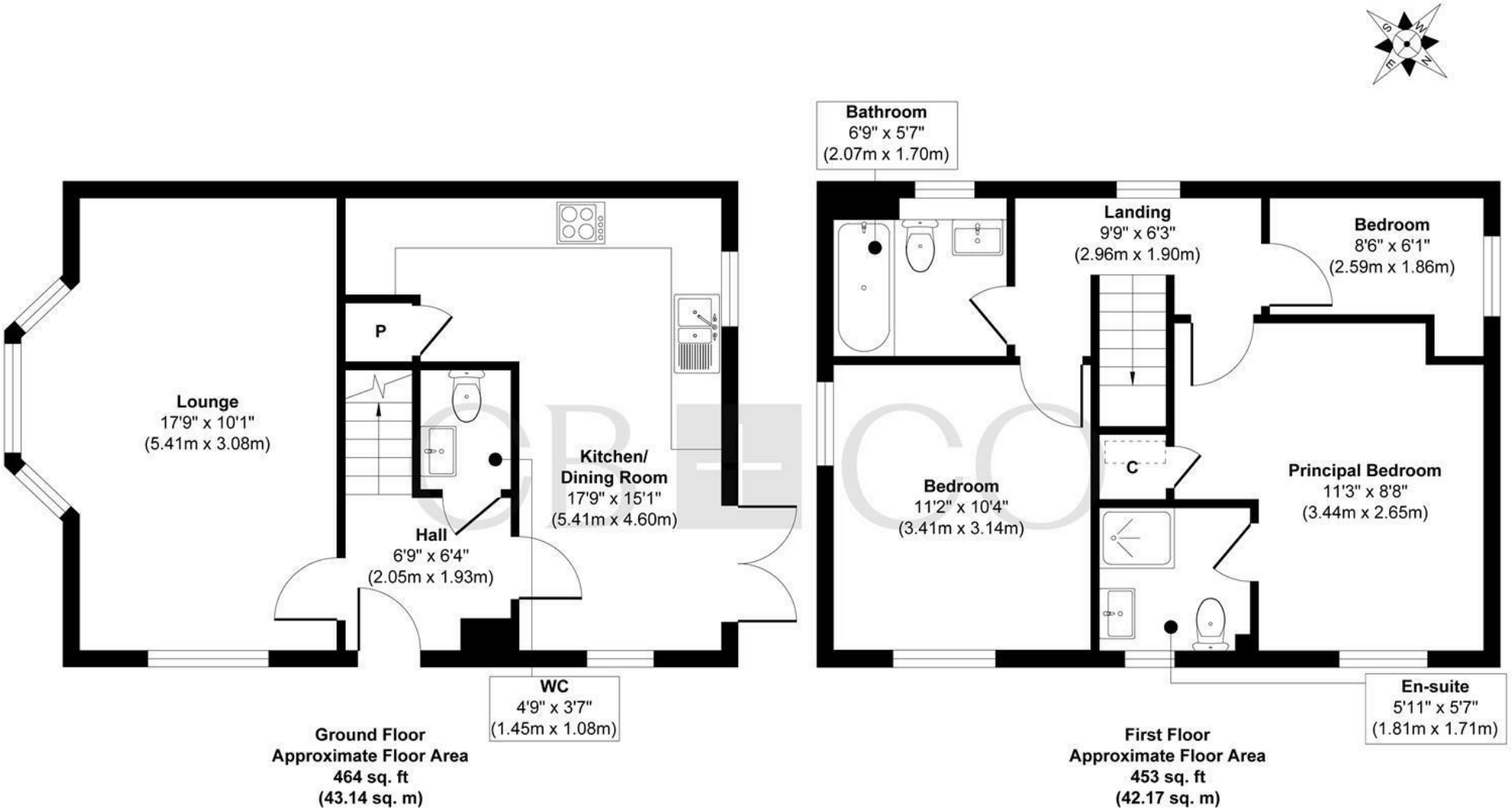
Look what I made
AIZA

Weekly Plan

Iris Crescent



Ground Floor
Approximate Floor Area
464 sq. ft
(43.14 sq. m)

First Floor
Approximate Floor Area
453 sq. ft
(42.17 sq. m)

Approx. Gross Internal Floor Area 917 sq. ft / 85.31 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

917.00 sq ft

EPC RATING

B

COUNCIL TAX BAND

D

- Double-Fronted Three-Bedroom Detached Home Offering A Spacious And Versatile Layout
- Generous Kitchen Diner With Ample Space For Family Dining And Patio Doors To The Garden
- Excellent-Sized Lounge With Dual-Aspect Windows Including A Characterful Bay Window
- Principal Bedroom With Useful Over-Stairs Storage And Private En-Suite Shower Room
- Spacious And Naturally Lit Landing With Its Own Window And A Pleasant Sense Of Openness
- Single Garage With Dedicated Electric Vehicle Charging Point For Modern-Day Convenience
- Driveway Parking With Additional Grassed Area Offering Potential For Further Parking
- Good-Sized Rear Garden With Patio, Mainly Lawn And Convenient Side Access
- Attractive Wall Boundary To The Garden Providing A Practical And Easy-Maintenance Feature
- Neutral And Brightly Presented, Creating A Light, Fresh And Welcoming Feel

CURRAN BIRDS + CO

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
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