

## 1 Iris Crescent, Mickleover, Derby, DE3 0FW

Offers Around £315,000

Freehold



- Well Presented Throughout
- Double Glazed & Gas Central Heated
- Entrance Hall with Fitted Guest Cloakroom
- Spacious Lounge with Feature Bay Window
- Dining Kitchen
- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms & Bathroom
- Private Enclosed Garden
- Driveway & Garage
- Good Sized Corner Plot





## Summary

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This is a well presented, modern, three bedroom detached residence occupying a good sized corner plot in popular Mickleover. The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, good sized lounge and open plan dining kitchen. The first floor landing leads to principal bedroom with en-suite shower room. There are two further bedrooms and bathroom. The property benefits from a partially walled garden to side featuring patio and lawn, beyond which is a driveway and garage with EV charging point.

# F&C

## Accommodation

### The Location

Mickleover is a popular suburb of Derby with an excellent range of amenities including supermarket, restaurants, pubs, gym and regular bus service into Derby City centre as well as schooling at all levels.

### Ground Floor

#### Entrance Hall

6'8" x 5'5" (2.04 x 1.67)

The entrance hall provides access to hallway, with central heating radiator and staircase to first floor.

#### Fitted Guest Cloakroom

4'9" x 3'6" (1.46 x 1.08)

Having a low flush WC, pedestal wash handbasin and central heating radiator.

#### Lounge

17'7" x 10'0" (5.38 x 3.07)

A light and airy room courtesy of a double glazed window to front and cant Bay window to side. Having a central heating radiator.



### **Dining Kitchen**

17'8" x 7'8" (5.39 x 2.34)

With spacious dining area having a central heating radiator, double glazed window to front and French doors to side.



### **Kitchen Area**

Featuring preparation surfaces having matching upstands, inset one and a quarter stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over, adjacent built-in oven, integrated fridge freezer and dishwasher. Having a central heating radiator, door to useful storage cupboard and double glazed window to side overlooking the garden.



### **First Floor Accommodation**

Featuring semi-galleried landing which has access to the loft space and double glazed window to rear.

### Principal Bedroom

11'3" x 8'8" (3.44 x 2.65)

Having a central heating radiator, storage cupboard and double glazed window to front.



### En-Suite Shower Room

5'11" x 5'7" (1.81 x 1.71)

With low flush WC, pedestal wash handbasin, shower cubicle, radiator and double glazed window to front.



### Bedroom Two

11'1" x 10'2" (3.39 x 3.12)

Having a central heating radiator and double glazed windows to front and side.



### Bedroom Three

8'4" x 6'0" (2.56 x 1.85)

Having a central heating radiator, feature wood panelled wall and double glazed window to side.



### Bathroom

6'9" x 5'6" (2.07 x 1.70)

Comprising low flush WC, pedestal wash handbasin, panelled bath with shower over, chrome towel radiator and double glazed window to rear.



## Outside

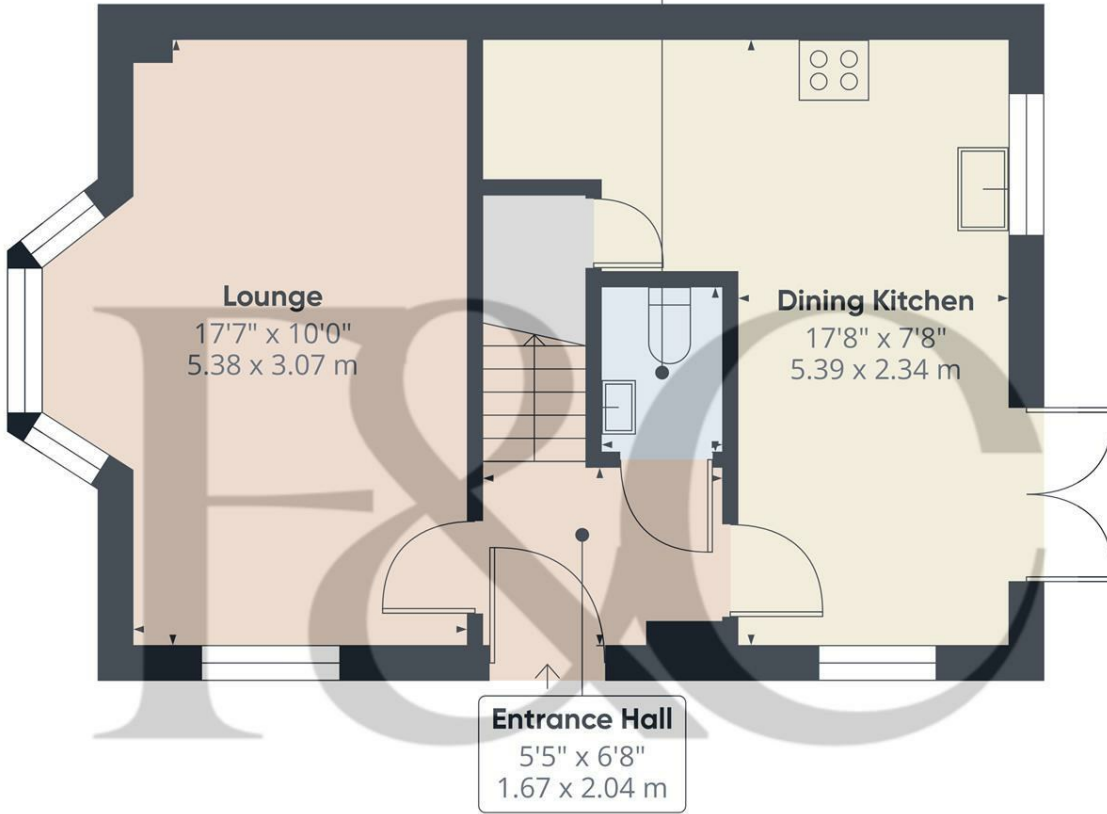
The property occupies a corner plot with partially walled garden to side featuring lawn and patio. There are herbaceous borders to the front of the boundary wall with a further lawned section adjacent to the tarmac driveway providing access to a single garage with up and over door and an EV charging point.



**Council Tax Band D**

**Cloakroom**

4'9" x 3'6"  
1.46 x 1.08 m



Floor 0

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

456 ft<sup>2</sup>  
42.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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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**Bathroom**

5'7" x 6'9"  
1.70 x 2.07 m

**Landing**

6'3" x 9'8"  
1.90 x 2.96 m

**Bedroom Three**

6'0" x 8'4"  
1.85 x 2.56 m

**Bedroom Two**

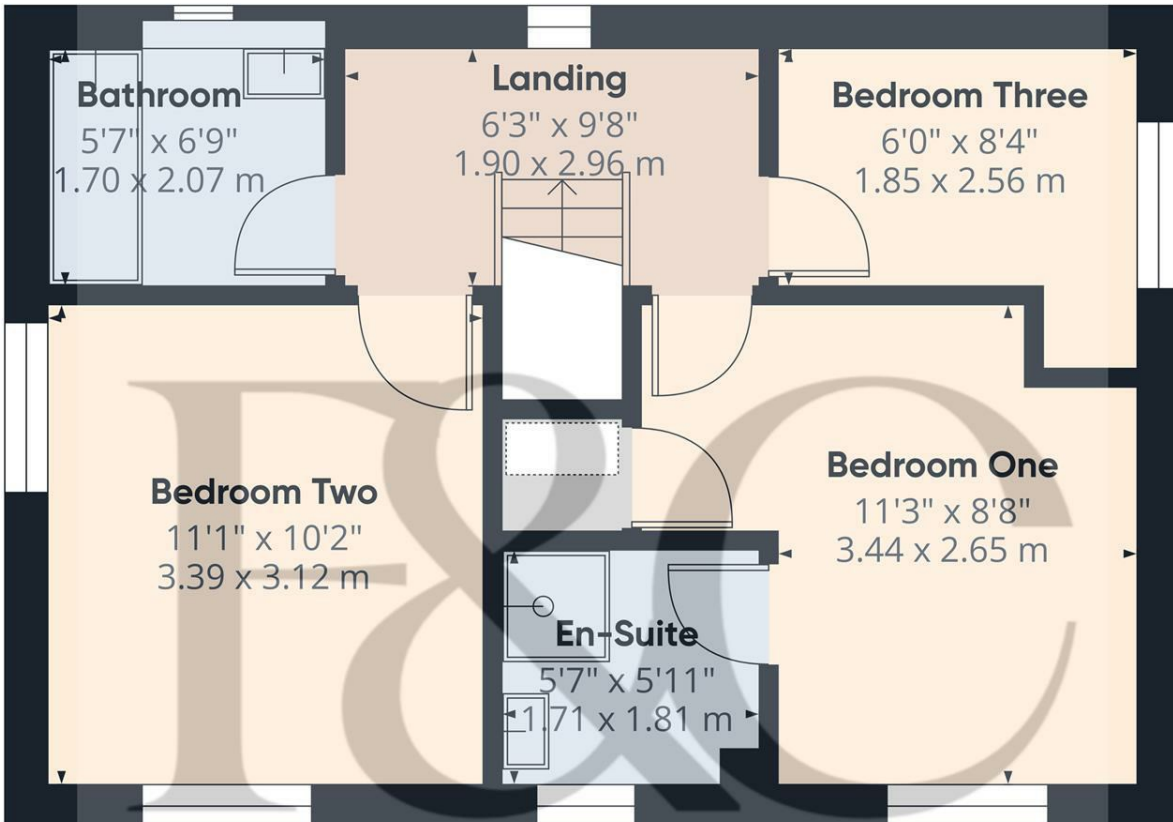
11'1" x 10'2"  
3.39 x 3.12 m

**Bedroom One**

11'3" x 8'8"  
3.44 x 2.65 m

**En-Suite**

5'7" x 5'11"  
1.71 x 1.81 m



Floor 1

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

407 ft<sup>2</sup>  
37.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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1 Iris Crescent  
Mickleover  
Derby  
DE3 0FW

Council Tax Band: D  
Tenure: Freehold



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	