



Crystal Close,  
Mickleover, Derby  
DE3 0BP

**Price Guide £250-260,000**  
**Freehold**



THIS IS A THREE STOREY PROPERTY PROVIDING FLEXIBLE LIVING/THREE BEDROOM ACCOMMODATION WHICH IS LOCATED IN A MOST POPULAR AREA ON THE OUTSKIRTS OF DERBY.

The property was built by Miller Homes on a select development of similar properties which is easily accessible to Derby and the surrounding area and to the excellent transport links which provide access to other towns and cities in the East and West Midlands. The accommodation is arranged on three levels and for the size and layout of the flexible living and bedroom space to be appreciated, we recommend that interested parties take a full. Inspection which will also enable them to see the size of the private garden at the rear for themselves. The property is well placed for local amenities and facilities provided by the area, all of which have helped to make this a very popular and convenient place to live.

The property has an attractive appearance and is constructed of facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing. Being entered through the front door, the accommodation includes a reception hall with a ground floor shower room/w.c. off, there is a room which could be a third bedroom or a reception room and a utility/laundry room, from which a door takes you to the rear garden. To the first floor the landing leads to the open plan living space which has a lounge at the front and dining area at the rear with there being double opening, double glazed French doors with Juliette balconies to both the front and rear and the kitchen is fitted with an extensive range of wall and base units, integrated cooking appliances and a dishwasher. On the second floor the landing leads to two double bedrooms, both having ranges of built-in wardrobes, the master bedroom has an en-suite shower room/w.c. and there is the family bathroom. Outside there is an integral garage which could be converted into further accommodation if this was preferred by a new owner, parking at the front for two vehicles and the rear garden has a patio leading onto a lawn with fencing to the boundaries and there is a gate providing a separate access into the garden.

The property is within easy reach of various local shops provided by Mickleover which includes a Tesco superstore and local Sainsbury's as well as many other retail outlets, there are schools for all ages within easy reach, healthcare and sports facilities and the excellent transport links include the A38 and A50 which connects to the M1, East Midlands Airport, stations at Derby and East Midlands Parkway and there are various main roads which provide good access to Derby, Nottingham and other East and West Midlands towns and cities.



### Porch

Open porch with an outside light leading through a panelled composite front door with a glazed panel above to:

### Reception Hall

There are stairs with a cupboard under leading from the hall to the first floor, two radiators, laminate flooring and cornice to the wall and ceiling.

### Ground Floor Shower Room/w.c.

Having a walk-in shower with a mains flow shower system, tiling to three walls and a folding glazed door, hand basin with a tiled splashback and a mirror to the wall above, low flush w.c., laminate flooring, opaque double glazed window and a radiator.

### Bedroom 3/Study

8'10 x 8' approx (2.69m x 2.44m approx)

This ground floor room could be used as a bedroom or reception room and has double glazed, double opening French doors leading out to the rear garden, a radiator and laminate flooring.

### Utility Room

8'6 x 6'3 approx (2.59m x 1.91m approx)

The utility room is fitted with a stainless steel sink having a mixer tap set in a work surface with cupboard and spaces below for three appliances, a wall mounted Glow Worm boiler, double wall cupboard, tiling to the walls by the work surface areas, laminate flooring, radiator and a half double glazed door leading to the rear garden.

### First Floor Landing

Stairs with a balustrade lead from the first floor landing to the second floor, radiator and a door leading to the open plan living area.

### Lounge/Dining Room

15'2 to 8' x 18'9 to 7'6 approx (4.62m to 2.44m x 5.72m to 2.29m approx)

The lounge area has double French doors with a Juliette balcony and a double glazed window to the front, from the dining area at the rear of the open plan living space there are a further pair of double glazed, double opening French doors with a Juliette balcony, two radiators and cornice to the wall and ceiling.

### Kitchen

8'4 x 6'3 approx (2.54m x 1.91m approx)

The kitchen is accessed from the dining area and is fitted with wood grain effect units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and four ring gas hob set in a work surface which extends to three sides and has an integrated dishwasher, cupboards, two wine racks and drawers below, a Bosch oven with a shelf above and cupboard under, matching eye level wall cupboards with lighting under and a hood over the cooking area, a double glazed window to the rear, tiling to the walls by the work surface areas and recessed lighting to the ceiling.

### Second Floor Landing

The balustrade continues from the stairs onto the landing, there is a shelved storage cupboard above doors leading to the bedrooms and bathroom.

### Bedroom 1

13'3 x 11'2 to 8'9 approx (4.04m x 3.40m to 2.67m approx)

Two double glazed windows to the front, a range of built-in wardrobes and a radiator.

### En-Suite

The en-suite to the main bedroom has a large walk-in shower with a mains flow shower system, tiling to three walls and a folding glazed door, low flush w.c., pedestal wash hand basin with a mixer tap, tiling to the walls by the sink and w.c., tiled flooring, radiator, recessed lighting to the ceiling and an extractor fan.

### Bedroom 2

9'8 x 8'2 approx (2.95m x 2.49m approx)

Double glazed window to the rear, a range of built-in wardrobes, radiator and laminate flooring.

### Bathroom

The main bathroom has a white suite including a panelled bath with hand rails and tiling to three walls, a low flush w.c. and pedestal wash hand basin with mixer tap and a mirror to the wall above, radiator, tiling to the walls by the sink and w.c. areas, tiled flooring, a mirror fronted wall cabinet and a Velux window to the ceiling.

### Outside

At the front of the property there is a double width driveway which provides off road parking for two vehicles.

At the rear there is a patio leading onto a good size lawned garden which is kept private by having fencing to three sides and there is a gate on the left hand side which provides access to a path which runs out to the road running along the side of the property which means the rear garden can be accessed without coming through the house.

### Garage

16' x 8' approx (4.88m x 2.44m approx)

The integral garage has an up and over door to the front, power points and lighting are provided and the electric consumer unit, gas and electric meters are housed in the garage.

### Council Tax

Derby Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 11mbps Superfast 38mbps Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

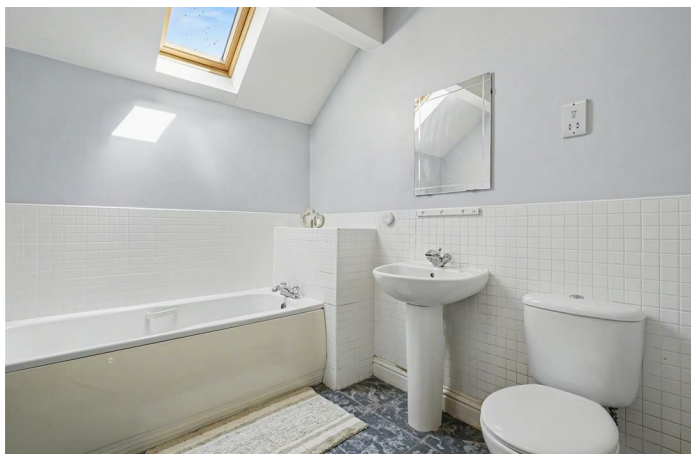
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

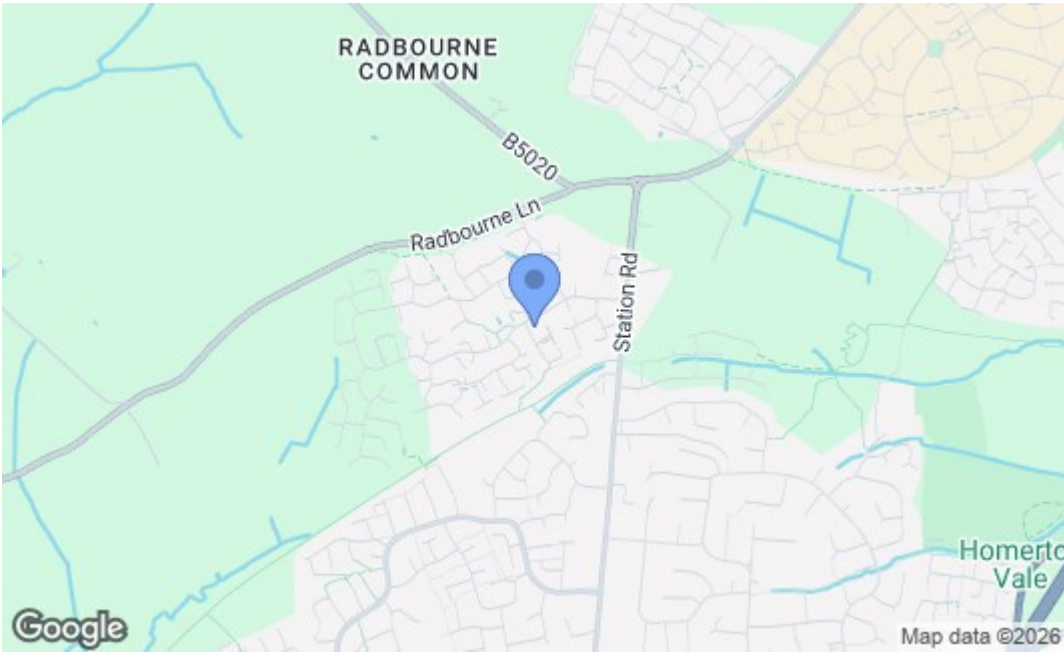
Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 88        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 78      |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.