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### **Crystal Close, Mickleover, Derby DE3 0BP**

£825 per calendar month

Unfurnished

Deposit £950

### **GENERAL DESCRIPTION**

An executive three bedroomed, three storey town house located on a popular residential development in Mickleover, immaculate throughout. Comprising spacious Lounge / Diner, fully fitted Kitchen with integrated appliances, Utility Room, three Double Bedrooms, Ensuite to Master, Family Bathroom, and Downstairs Cloaks / Shower Room, this property comes fully double glazed with gas central heating throughout.

With drive to the front of the property offering off road parking for two vehicles, single integral garage and a low maintenance, enclosed garden to rear. Early viewing of this property highly recommended.

Council Tax: Band D

EPC: Band C

## **ACCOMMODATION**

### **GROUND FLOOR:**

ENTRANCE through hard wood door into:

ENTRANCE HALL, with window casement above door, two single panelled central heating radiators, coving, recessed spotlights and smoke alarm to ceiling. Thermostat control, hall having carpet to floor, inset entrance mat and door concealing Understairs Storage Cupboard. Stairs off to first / second floors and doors through to:

DOWNSTAIRS SHOWER ROOM fitted with a white three-piece suite comprising low flush W.C., vanity wash hand basin with tiled splash back and a tiled shower cubicle housing a chrome thermostatically controlled mains shower. Double glazed obscured window to front aspect, central heating radiator and ceramic tiled flooring. Extractor fan and recessed spotlights to ceiling.

UTILITY ROOM (8'10" x 6'7" into cupboards) fitted with a range of beech effect base and eye level storage units (one concealing Glow Worm boiler unit) with inset stainless steel sink and drainer with mixer tap and granite effect laminate roll edge work surface over. Plumbing for washing machine, double panelled central heating radiator and double glazed door to rear garden. Wood effect laminate flooring.



BEDROOM 3 / STUDY (12'3" x 8'7"), carpeted with double glazed patio doors to rear aspect, single panelled central heating radiator, telephone point and pendant light fitting

### **FIRST FLOOR:**

LANDING at top of carpeted stairs with open balustrade, with recessed spotlights and smoke alarm to ceiling, single panelled central heating radiator, stairs to second floor and door off to:

LOUNGE / DINER (L-Shaped 29'1" reducing 9'3" x 15'8" reducing 8'7"), carpeted throughout with double glazed patio doors to front and rear aspects with juliette balconies and further double glazed window to front aspect. Two double panelled central heating radiators, television, and telephone points with Sky leads. Two 5-point and one 8-point ceiling light fittings to ceiling, open through to:

KITCHEN (8'9" into cupboards x 6'7" into cupboards) fitted with a range of beech effect shaker style base and eye level storage units with granite effect laminate roll edge work surface throughout. Integrated 'Neff' electric oven, inset 'Neff' gas hob and matching extractor hood over. Inset stainless steel sink and drainer, vegetable bowl and mixer tap over, integrated 'Neff' refrigerator and integrated 'Neff' dishwasher under work surface. Room with tiled splash backs, wood effect laminate flooring and recessed spots to ceiling. Double glazed window to rear aspect.





## SECOND FLOOR:

LANDING at top of carpeted stairs with open balustrade, with recessed spotlights and smoke alarm to ceiling, door concealing airing cupboard housing 'Boilerplate' and doors off to:

BEDROOM 1 (15' 4" max into wardrobes x 9' 8" inc. wardrobes+ door recess), carpeted with 8-point ceiling light fitment, two double glazed windows to front aspect, television and telephone points. Built-in dark wood wardrobe with 4 doors and 6 drawers, double panelled central heating radiator, and door into:



ENSUITE SHOWER ROOM fitted with a white three piece suite comprising low flush W.C, pedestal wash hand basin and large shower cubicle housing a chrome thermostatically controlled mains shower. With ceramic tiled flooring, room being part tiled with shavers point, medicine cabinet, recessed spots and extractor fan to ceiling.

BEDROOM 2 (15' into wardrobes x 8'8"), carpeted with light fitment and loft access hatch to ceiling, double glazed window to rear aspect, single panelled central heating radiator and built-in double wardrobe with glass sliding doors.



FAMILY BATHROOM appointed with a white three piece bathroom suite comprising bath, low flush W.C., and pedestal wash hand basin. Room part tiled with ceramic tiled flooring, single panelled central heating radiator and double glazed, obscured window to rear. Extractor to ceiling and shavers point.

#### **OUTSIDE:**

TO THE FRONT is a driveway providing off street parking for two vehicles, adjacent to which is a pathway to the front doors. Access to the rear garden is behind adjoining properties.

TO THE REAR is an enclosed, low maintenance rear garden, predominantly gravelled with storage shed and box, with gate to rear providing rear to front access.

**VIEWING: By appointment through Dove Property**