



HOPKINS & DAINTY

ESTATE AGENTS



Crystal Close, Derby, DE3 0BP

£299,950

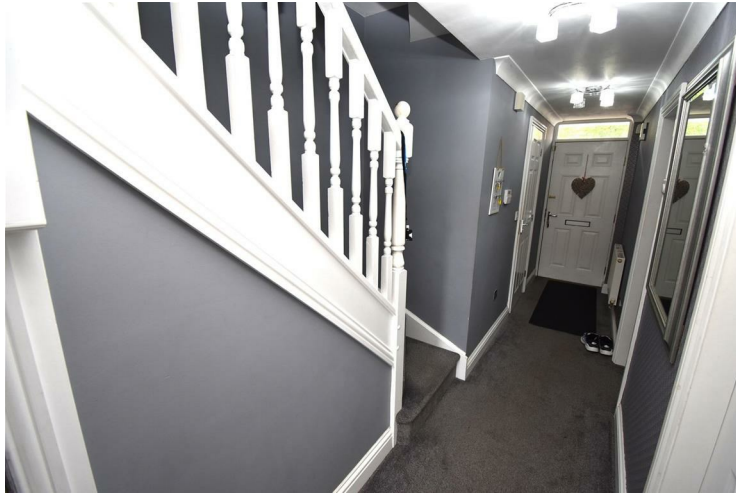
OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this lovely four bedroom mid town house, in the popular suburb of Mickleover. Set within a pleasant gated development with front driveway parking and spacious accommodation throughout.

Comprising entrance hallway, two ground floor bedrooms, a utility room, walk in storage cupboard and shower room. On the first floor there is an open plan kitchen/diner and generous lounge. On the top floor there is a master bedroom with fitted wardrobes and an En-suite shower room; a second double bedroom with fitted wardrobes and the main family bathroom with a three piece suite.

The property has gas central heating, double glazing and pleasant low maintenance rear garden.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hallway



Accessed via a front entrance door with a double glazed window above. Having a radiator, stairs rising to the first floor with a storage cupboard under and doors leading off.

Bedroom 3 12'5" x 8'2" max. (3.80 x 2.49 max.)



Front bedroom with laminate flooring, a radiator and double glazed window.

Bedroom 4 12'2" x 8'4" (3.73 x 2.56)



Rear bedroom with laminate flooring, a radiator and

double glazed French doors opening onto the rear garden.

Shower Room 9'4" x 2'10" (2.85 x 0.88)



Three piece suite comprising shower, wash hand basin and WC. With tiled flooring and splashbacks, a heated towel rail, extractor vent and a double glazed front window.

Utility Room 8'9" x 6'8" (2.67 x 2.04)



With a fitted worktop and inset sink and drainer, with a mixer tap and tiled splashbacks. Space for appliances and plumbing for a washing machine. Cupboard housing the wall mounted gas boiler, laminate flooring, a radiator and double glazed door opening to the rear garden.

Storage Cupboard 8'2" x 3'2" (2.49 x 0.99)

Useful walk in storage cupboard with light and power connected.

First Floor Landing

With stairs rising to the top floor, a radiator and door to:

Kitchen/Diner



Open Kitchen/diner with glazed double doors opening into the lounge.

Dining Area 13'6" x 8'4" (4.13 x 2.56)



With double glazed French doors overlooking the rear garden; laminate flooring, a radiator and coving to the ceiling. Opening to:

Kitchen Area 8'7" x 6'7" (2.64 x 2.02)



Fitted range of base and wall units with worktops and an

inset one and a quarter sink and drainer. There is a built in double electric oven, five ring gas hob, cooked hood and dishwasher; along with space for a fridge/freezer. Tiled splashbacks, laminate flooring, ceiling spotlights and a double glazed rear window.

Lounge 15'6" x 15'0" > 9'1" (4.74 x 4.59 > 2.78)



Spacious front lounge with a feature wall mounted electric fire, radiator, coving to the ceiling, a double glazed front window and French doors.

Second Floor Landing



With a built in airing cupboard housing the hot water cylinder and doors leading off.

Master Bedroom 13'7" x 9'7">9'1" (4.15 x 2.94>2.79)



Measurements do not include the wardrobes. Generous front master bedroom spanning the full width of the property. With fitted floor to ceiling wardrobes, laminate flooring, a radiator, two double glazed front windows and a door to:

En-Suite Shower Room 8'5" x 5'1">3'8" (2.58 x 1.57>1.14)



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks and flooring, a radiator, ceiling spotlights and an extractor vent.

Bedroom 2 12'10" x 8'7" (3.92 x 2.62)



Measurements do not include the wardrobes. Rear double bedroom with built in floor to ceiling wardrobes. Access to the loft space, a radiator and a double glazed rear window.

Family Bathroom 8'11" x 6'7" (2.72 x 2.02)



Three piece suite comprising bath, wash hand basin and WC. With a heated towel rail, tiled splashbacks, extractor vent, fitted storage cupboards and a double glazed rear window.

Front/Driveway

At the front of the property there is driveway parking with access to the entrance door.

Rear Garden



Enclosed rear paved garden with an elevated decked seating area. Outside tap and lighting, fencing to the boundary and a gate to a shared rear access path.

Service Charge

We understand that this property is subject to an annual estate maintenance charge. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

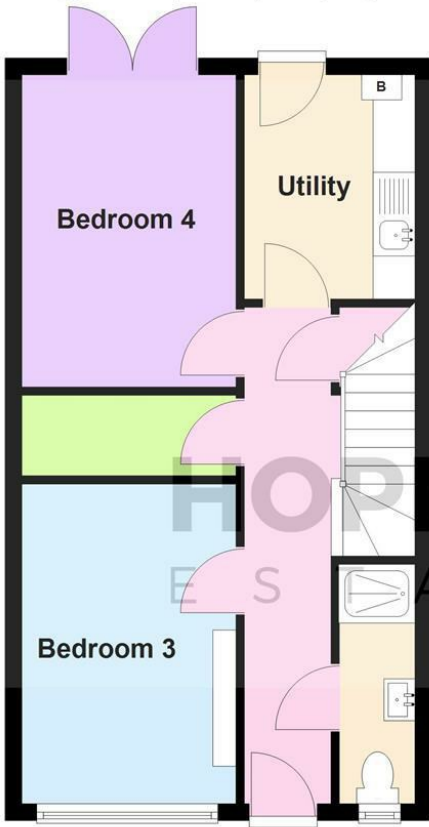
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital

camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

Ground Floor

Approx. 40.9 sq. metres (440.6 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.6 sq. feet)



Second Floor

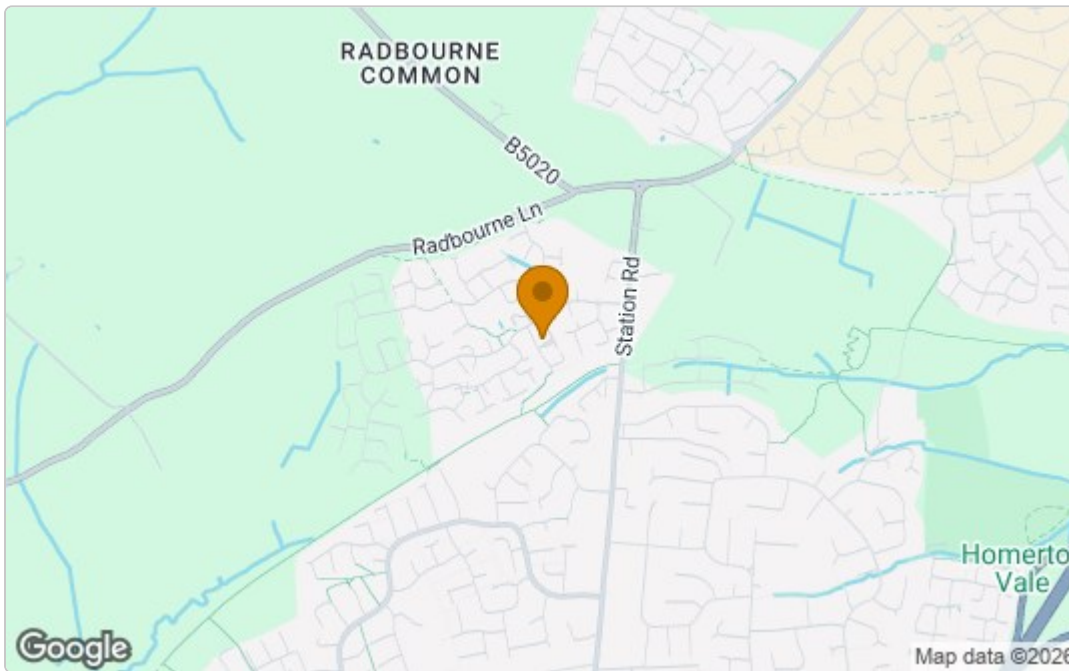
Approx. 41.8 sq. metres (450.1 sq. feet)



Total area: approx. 123.7 sq. metres (1331.3 sq. feet)

COPYRIGHT OF HOPKINS & DAINTY ESTATE AGENTS
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.