

# Henmore Crescent, Mickleover

aksresidential.com

£325,000



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This property at a glance:





# Henmore Crescent, Mickleover



**Jodie says:**

This three-year-old detached home on the popular Cotchett Village estate in Mickleover is a real treat for families. One of the first things you'll notice is that it's not overlooked at the front, with a bit of green space giving it a lovely open feel.

There's driveway parking for 2 to 3 cars too!

The layout is really nice and a little different — you walk straight into a modern, open-plan kitchen/diner that's sleek, spacious and full of light. The current owners clearly have a real eye for interior design, so it feels fresh and stylish straight away. Off the back is the living room, which has bi-fold doors opening onto a spacious garden. There's a mix of patio and grass, so it's perfect for playtime, entertaining, or just enjoying the outdoors. There's also a handy guest WC downstairs.

Upstairs, you'll find three generous bedrooms, two of which come with fitted storage, plus a modern, practical family bathroom with a shower over the bath. The main bedroom has its own en-suite, giving a bit of peace and privacy at the end of the day.

All in all, it's a fantastic family home in a friendly, developing area, with lots of space both inside and out, and on a street that feels welcoming and community-focused."

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## Did you spot...

This great family home  
has 3 years remaining  
NHBC warranty



## A message from the seller:

"We absolutely love our house and estate, we love our neighbours and have made very good friends with both sides. Since having our daughter, we would like to move a little closer to my family, without being too far from her nursery. We love the space of our house and the fact we are not overseen by any other new builds directly in front of us and the open plan and the finish of the property."

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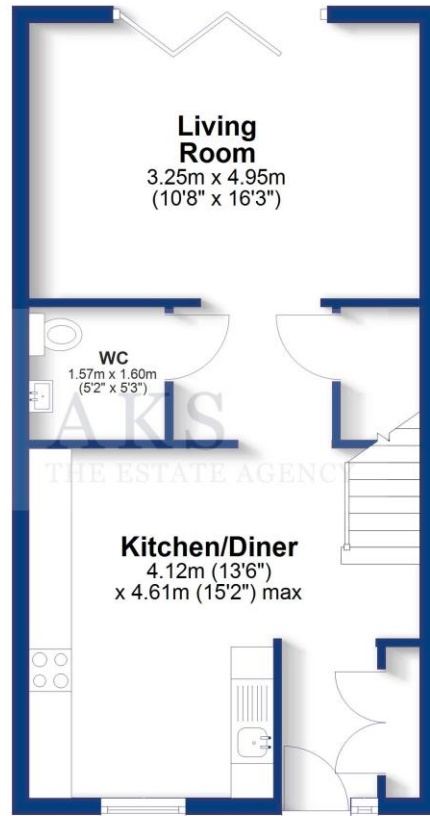




# Floor Plan

## Ground Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



## First Floor

Approx. 41.2 sq. metres (443.7 sq. feet)



Total area: approx. 84.5 sq. metres (909.9 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(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		
England & Wales	EU Directive 2002/91/EC	

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★★★★★  
300+ 5 star Google Reviews



## Key Features:

- EPC RATING B
- MODERN OPEN PLAN LAYOUT
- 3 YEARS NHBC WARRANTY REMAINING
- POPULAR COTCHETT VILLAGE ESTATE CLOSE TO MICKLEOVER AMENITIES
- KITCHEN DINER TO THE FRONT
- SPACIOUS GARDEN



## About the area:

Mickleover is a fantastic village for the whole family, full of essential amenities. At the start of Station Road, there's a Tesco Supermarket and a petrol station as well as an array of shops on Uttoxeter Road including a Post Office, Birds, a charity shop and takeaway restaurants. The buses run frequently into the City Centre which also pass Royal Derby Hospital on the way through with easy access to the major road links including the A38, leading to the A50 and the A52 towards the A6.



## Schools:

There are five primary schools throughout the village, which feed into Murray Park Secondary School in Mickleover or John Port Academy in neighbouring Etwell.



Don't miss out on the chance to own this incredible property!

To book a viewing  
with **Jodie** call  
**01332 30 30 30**

[Click here](#) to watch  
the property video

