

CURRAN BIRDS CO



Newton Green, Arundel Avenue
Mickleover, Derby
Offers in excess of: £525,000



CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



PRIVATE GATED DEVELOPMENT, NO CHAIN - A most spacious, three double bedroom detached bungalow of style and character with delightful south facing garden plot. The property occupies this exclusive gated development of only five prestigious homes, located off Arundel Avenue within easy access of the Royal Derby Hospital and first class local amenities in Mickleover Village centre.

This property offers beautifully proportioned living accommodation with over 1300 square feet and features: reception hallway, cloaks wc, spacious sitting room, well appointed breakfast kitchen with living area, three double bedrooms and a four piece bathroom suite. The spacious primary bedroom also has an en-suite shower room.

Outside, the property is approached off Arundel Avenue through double opening remote control gates with a driveway providing access to only five prestigious homes. This property has a lawned foregarden, driveway leading to a detached single garage. There is a delightful private and mature south facing garden to the rear.





The Detail

This property offers an excellent layout with spacious, well-proportioned rooms throughout with neutral presentation, offering great potential for personalisation.

The reception hallway features a Regency-style entrance door with full-height glazed side panels and generous cloaks storage. A convenient guest cloakroom includes a modern white suite with tiled splashbacks and an extractor fan.

The spacious sitting room centres around an elegant marble fireplace with a living flame fire, while double glazed windows and French doors open onto the south-facing rear garden.

The living kitchen is fitted with a range of Birch wood effect units, granite-effect work surfaces, integrated appliances, and matching French doors leading outside. A separate utility room offers additional storage, appliance space and a combination boiler.

The spacious primary bedroom suite includes fitted wardrobes and French doors opening directly to the rear garden, alongside a private en suite with a modern three-piece suite and tiled double shower. Two further double bedrooms each offer fitted recessed wardrobes, with the main bathroom providing a contemporary four-piece suite including both bath and separate shower.

Externally, the home occupies a generous south-facing plot within a desirable enclave. Twin wrought-iron security gates lead to a private courtyard, lawned frontage, and block-paved driveway with parking for two vehicles, as well as a detached brick garage with power and lighting.

There is gated access leading to a generous south facing rear garden with paved patio, generous lawn, mature borders and enclosed by timber fence panelled boundary.







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The Location

Mickleover is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors, dentists and fitness centre. Local shops include a large Tesco supermarket and a Marks & Spencers convenience store and petrol station. There are also several public houses within the centre of Mickleover Village and a recent addition is the Binary Bar and Restaurant and Brooks wine bar & deli.

This property is situated just a short walk away from a parade of shops on Devonshire Drive and includes a pharmacy and post office and there is also a regular bus service that runs from Devonshire Drive to the Royal Derby Hospital and Derby City Centre

Leisure facilities include Mickleover Golf Course, walks in nearby open countryside and access to the local cycle network. Excellent transport links are close by including easy access to the A38 and A50 trunk roads and the M1 motorway.

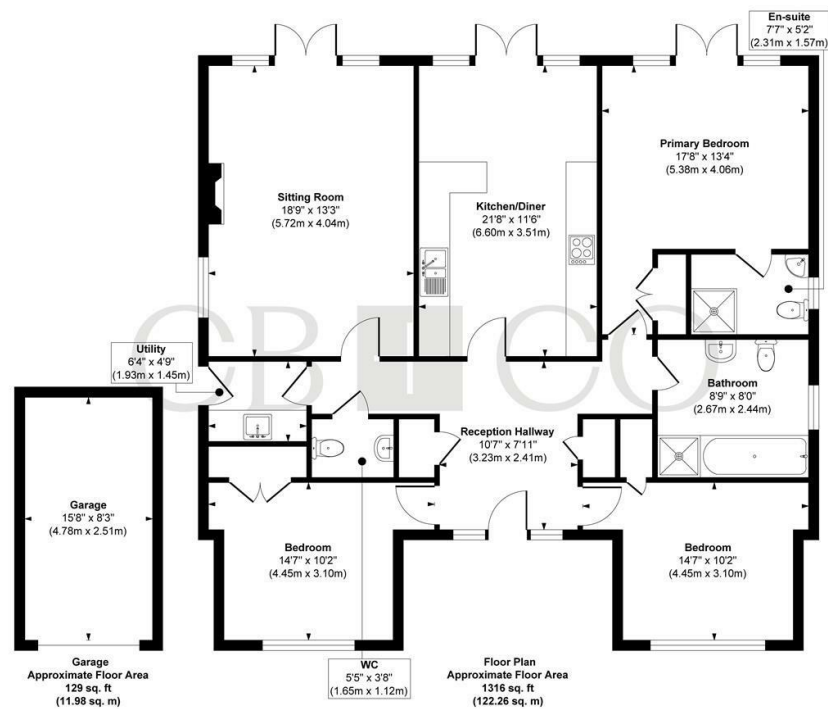
There are good schools at primary and secondary level with the property falling within the catchment area for Ravensdale Junior School and Murray Park Secondary School.







Newton Green, Off Arundel Avenue, Mickleover, Derby



Approx. Gross Internal Floor Area 1445 sq. ft / 134.24 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



The Particulars

- Spacious Detached Three Bedroom Bungalow
- Premier Location - Exclusive Gated Development
- Easy Access to Mickleover's First Class Range of Amenities
- Reception Hallway, WC, Sitting Room & Living Kitchen
- Three Bedrooms & Four Piece Bathroom
- Spacious Primary Bedroom with En-Suite Shower Room
- Driveway & Detached Single Garage
- Delightful South Facing Mature Gardens
- Close to the Royal Derby Hospital
- No Chain Involved

Size

Approx 1316.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

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Let's *Talk*

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