

CURRAN
BIRDS
+ CO



Parsons Green, DE22 4DS

OIRO £425,000

CURRAN BIRDS + CO



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

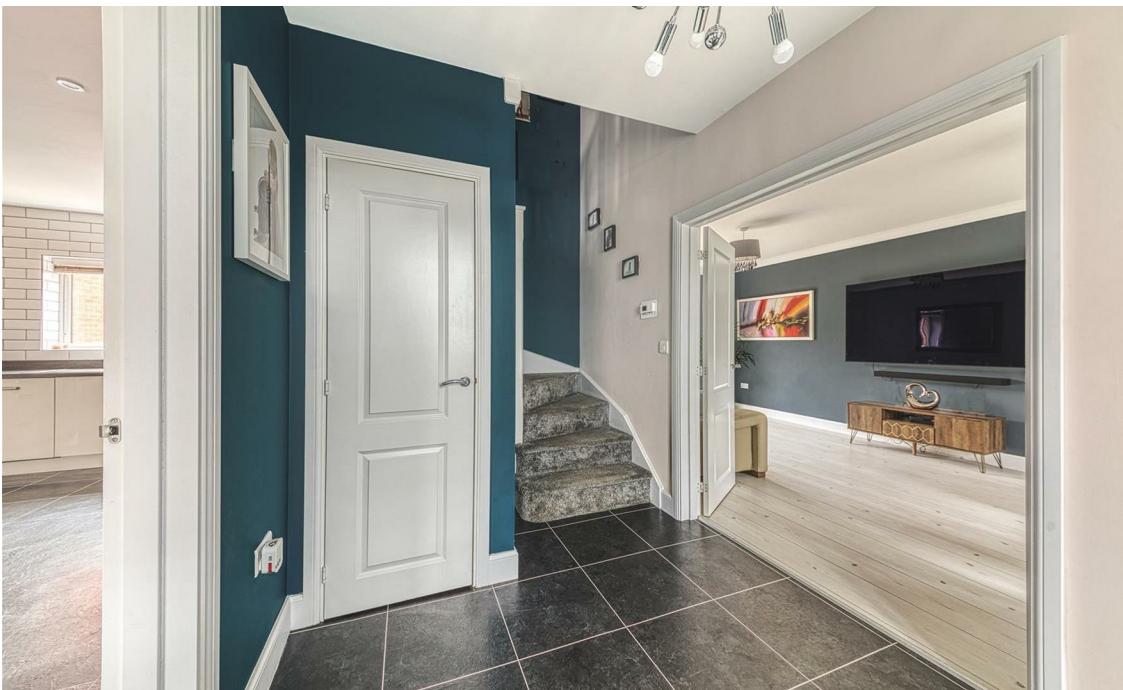


ECCLESBOURNE SCHOOL CATCHMENT, PARK FACING POSITION - This Miller-built home occupies a prime position within Langley Country Park, enjoying a direct outlook across the adjacent park. Finished to a high standard throughout, the property offers well-proportioned accommodation, totalling in excess of 1300 sq ft, designed for modern family living.

The layout is centred around a generous kitchen and dining space, ideal for entertaining and social gatherings, while the private rear garden provides a more secluded outdoor retreat. Further benefits include a brick-built garage and a thoughtfully arranged interior that balances comfort with everyday practicality.

Quality finishes, generous living space, and its position within the Ecclesbourne School catchment, alongside easy access to the local Co-Op, make this an excellent choice for families.





The Detail

The property is entered via a spacious and welcoming hallway, finished with tiled-effect vinyl flooring and offering a strong sense of space. Useful storage is located beneath the staircase, providing a practical solution for coats, shoes, and everyday items. A contemporary ground-floor WC is positioned off the hallway and comprises a low-level WC, wash hand basin, and modern tiling.

The kitchen forms the heart of the home and features white high-gloss units, complementary work surfaces, and a full range of integrated appliances including an oven, hob, extractor, fridge freezer, and dishwasher. There is ample space for a large dining table, making this an ideal setting for entertaining and family gatherings. A separate utility room sits just off the kitchen, fitted with additional matching units, worktop space, plumbing for a washing machine, and access to the garden.

The living room provides a comfortable and well-proportioned space, finished with laminate flooring and benefiting from a dual-aspect layout, along with direct access into the rear garden, creating a bright and inviting environment.

Upstairs, the principal bedroom benefits from fitted storage and a modern en-suite shower room comprising a walk-in shower, vanity unit with inset basin, WC, and coordinated tiling. The remaining bedrooms are all well sized, with both front-facing bedrooms enjoying a pleasant outlook across the park. The family bathroom features a panelled bath with shower over and glass screen, vanity unit, WC, and contemporary wall tiling.

Outside, the rear garden offers a sizeable lawn alongside paved seating areas, providing excellent space for outdoor dining and relaxation. A covered pergola creates a versatile area suitable for seating or housing a hot tub. A timber garden shed provides additional storage for garden tools and outdoor items. The brick-built garage benefits from power, lighting, and a boarded storage area, while the tarmac driveway provides off-road parking and is equipped with an electric vehicle charging point.





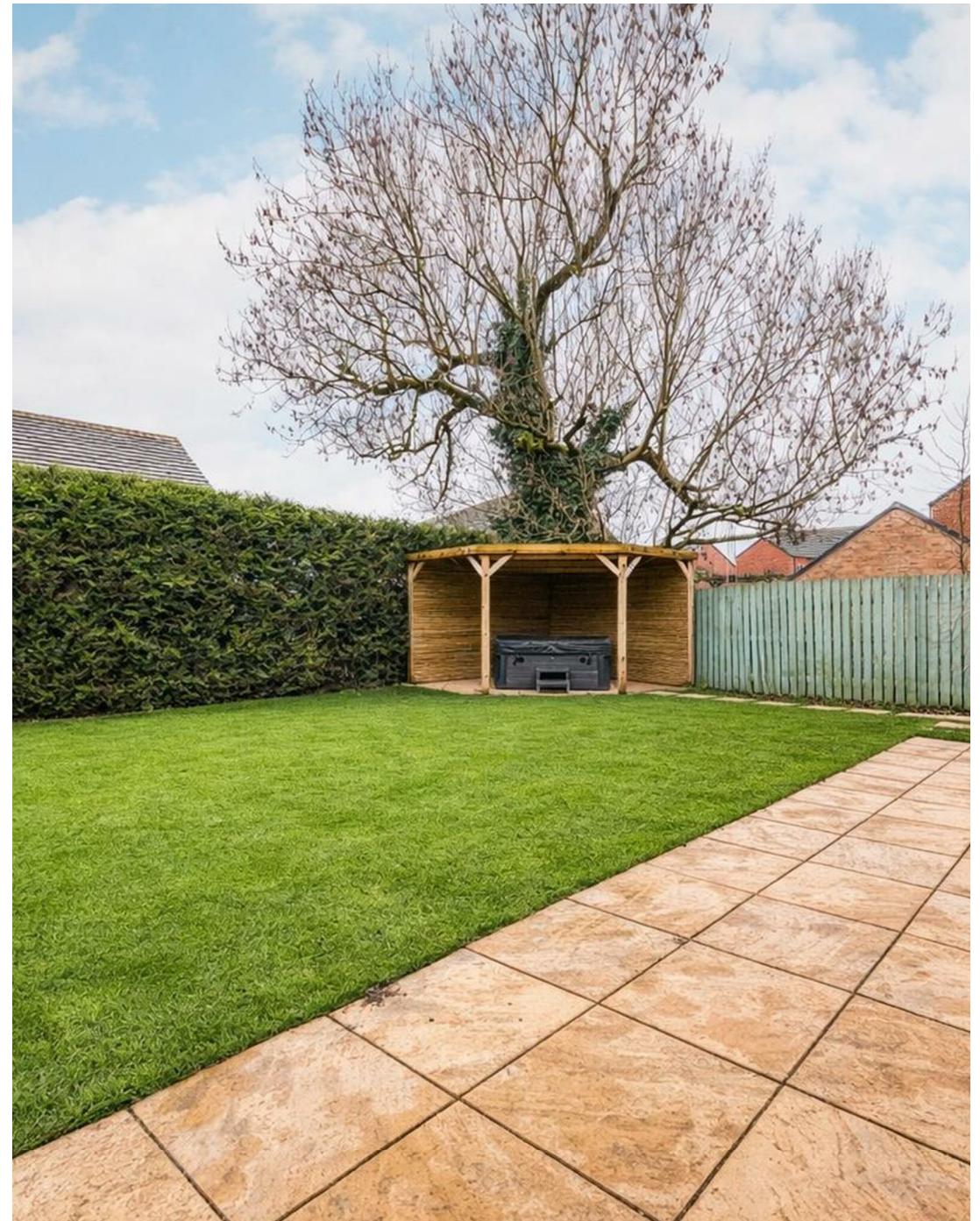
CURRAN BIRDS + CO

The Location

Langley Country Park is a modern and highly regarded development, offering excellent access to a range of urban amenities. Particularly suitable for families, it falls within the Ecclesbourne School catchment area, with a bus service running from opposite the development directly to the school for added convenience.

Everyday shopping is made easy with the nearby local Co-op, while a well-maintained network of pathways around the development, including the nearby Great Northern Cycle Path, provides excellent opportunities for walking, running, and cycling. Outdoor enthusiasts will also enjoy the nearby Markeaton Park, offering extensive green space and a variety of recreational activities. The development itself is family-friendly, featuring a park with a children's play area that the property overlooks, making it particularly appealing for young families.

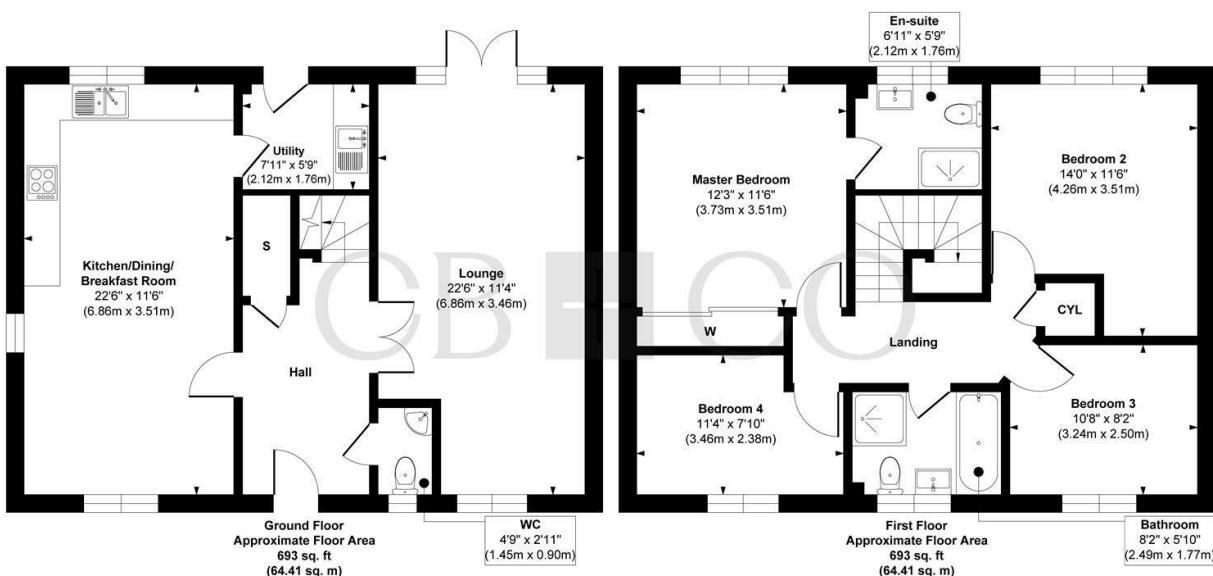
Residents also benefit from straightforward access to Derby University and Derby Royal Hospital. Mickleover Village is close by, offering a broad selection of amenities including supermarkets, pubs, restaurants, cafés, a gym, and a golf course, making it a vibrant and well-connected place to live. The area is also home to several welcoming country pubs, including the Bluebell and the Great Northern Pub, both renowned for their excellent food and inviting atmosphere.







Parsons Green



Approx. Gross Internal Floor Area 1386 sq. ft / 128.82 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Superb Miller Built Modern Detached Family Home
- Prime Langley Country Park Position, Facing The Park
- Four Good Sized Bedrooms, Contemporary Bathroom And En-suite
- Impressive Open Plan Kitchen Dining Room, Ideal For Entertaining
- Dual Aspect Lounge With French Doors Leading To The Garden
- Welcoming Hallway With Storage, WC And Separate Utility
- Private Garden With Lawn, Patio And Covered Pergola
- Brick Built Garage And Additional Garden Shed For Storage
- EV Car Charging Point
- Ecclesbourne School Catchment, Close To Local Co-Op Size

Approx 1356.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

E

CURRAN BIRDS CO

The logo consists of the company name 'CURRAN BIRDS CO' in a large, white, serif font. To the left of the word 'CURRAN' is a white square containing a black plus sign (+).

Let's Talk

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions, photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.