

# CURRAN BIRDS CO



Brambling Crescent  
Mickleover, Derby  
Offers in the region of: £500,000





# CURRAN BIRDS + CO

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



**MOST SPACIOUS EXTENDED FAMILY HOME** — A beautifully presented and comprehensively upgraded four-bedroom detached family home, featuring two en-suite shower rooms and a family bathroom. The property offers excellent ground-floor living space, with the total floor area extending to over 1,900 square feet of well-proportioned accommodation. Occupying a corner plot within a delightful cul-de-sac, the home is set in the highly sought-after Mickleover Country Park.

The accommodation has been thoughtfully upgraded in recent years and briefly comprises: an entrance hallway, contemporary WC, sitting room with bay window, and a superb open-plan living, dining and kitchen area with access to both the rear garden and conservatory. The property has also been extended to include an impressive additional living room featuring a high vaulted ceiling. Further ground-floor benefits include a substantial utility room and a spacious study.

To the first floor, the landing leads to four well-proportioned bedrooms and a family bathroom. The primary bedroom benefits from fitted wardrobes and an en-suite shower room, while bedroom two also enjoys the advantage of an en-suite shower room.

Externally, the property offers a double-width tarmac driveway with gated access to a useful side storage area, leading through to a paved patio, generous lawn, raised planted beds, and additional gravelled and block-paved seating areas.









## The Detail

Entrance through a composite panelled entrance door with matching glazed side panels. This opens into a welcoming hallway finished with wood grain effect flooring, providing access to the staircase, a contemporary ground floor WC, and the principal living spaces.

Double opening doors lead into the main living room, where a feature fireplace with marble backplate and hearth incorporates an electric remote-controlled fire. A deep bay window fitted with bespoke plantation shutters enhances both light and privacy.

There is an impressive open-plan living, dining and kitchen area located at the rear of the property. The kitchen is fitted with a range of contemporary white high-gloss units, brushed stainless steel handles and a full range of integrated appliances including Neff induction hob, combination oven and Siemens dishwasher. There is a rear window overlooking the rear garden, rear access door and sliding patio doors giving access to a conservatory.

An inner hallway leads to a utility washroom and a beautiful extension with a most impressive sitting room featuring a high vaulted ceiling with Velux windows, recessed downlighters and sliding doors opening directly onto the garden. A separate study provides an ideal work-from-home environment, benefitting from its own external access.

The first floor landing gives access to four well-proportioned bedrooms. The primary bedroom features fitted wardrobes and a well-appointed en suite shower room, while the second bedroom also benefits from built-in wardrobes and its own en-suite. The remaining bedrooms are served by a family bathroom with a three piece suite including a corner bath.

Outside, the property stands on a prominent corner plot position with a double width tarmac driveway and well maintained front garden with lawn, planting borders and decorative hedge. The delightful landscaped rear garden offers a combination of paved and gravelled seating areas, shaped lawn and raised planting beds, all enclosed for privacy and security.











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## The Location

Mickleover Country Park is one of Derby's most sought-after residential areas, offering an appealing mix of green spaces, quality homes, and strong community spirit. Residents benefit from exclusive access to Pastures Golf Club, located within the estate itself—ideal for those who enjoy outdoor leisure and a tranquil setting.

Mickleover Village is just a short distance away and provides a wide range of amenities, including Exertion Gym, dedicated yoga studios, and several dining options. Notable local favourites include The Binary for modern dining and The Hole in the Wall, a characterful pub serving a good selection of cask ales.

The property falls within the John Port Spencer Academy catchment area.

With the Royal Derby Hospital, Derby University, and major transport routes like the A38 and A50 all within easy reach, this is a location that delivers convenience, lifestyle, and community in equal measure.





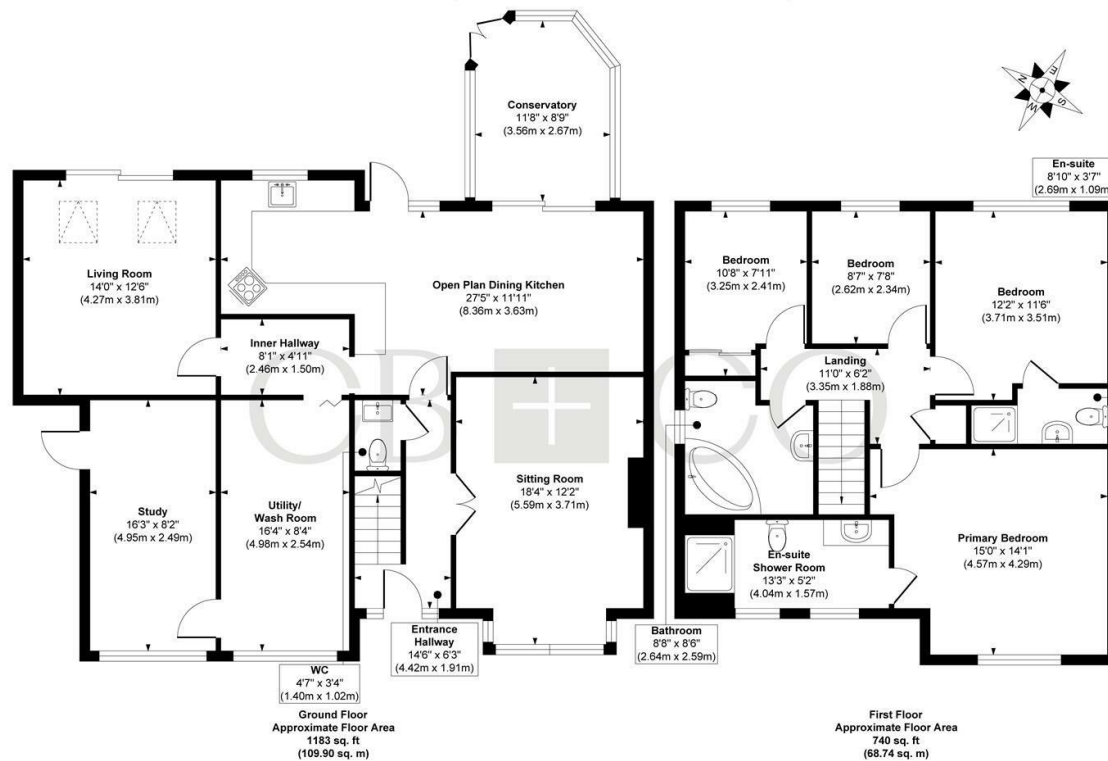








## Brambling Crescent, Mickleover, Derby



**Approx. Gross Internal Floor Area 1923 sq. ft / 178.65 sq. m**

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

## The Particulars

- Most Spacious Extended Detached Family Home
- Highly Sought after Position on Mickleover Country Park
- Over 1900 Square Feet of Living Accommodation - Extended Ground Floor
- Beautifully Upgraded & Stylish Presentation
- Entrance Hallway, WC, Living Room with Bay Window & Study
- Spacious Open Plan Living Dining Kitchen & Separate Utility Room
- Four Well Proportioned Bedrooms, Two En-Suites & Family Bathroom
- Corner Plot Position, Driveway & Enclosed Landscaped Gardens
- Edge of Mickleover - Easy Access to Class Local Amenities
- John Port School Catchment Area

### Size

Approx 1923.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

F



# CURRAN BIRDS + CO

Let's *Talk*

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