

CURRAN
BIRDS
+ CO

35, DE23
£300,000



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



Set on a quiet cul-de-sac facing a green, this three-bedroom home on Beeston Drive offers a versatile layout across three floors, with a well-designed garden, detached garage, and parking. The property is located in the popular Highfields Development, with local schools and countryside walks within easy reach.

The ground floor is arranged for practical day-to-day living. A welcoming entrance hall leads to a bright open plan kitchen diner, fitted with upgraded units, contrasting worktops, and a recently fitted Ideal boiler (with warranty). An electric oven, gas hob and bespoke understairs storage add convenience, while LVT flooring continues through to the rear lounge. This lounge located to the rear, includes a built-in media unit with integrated lighting and storage, and opens onto the garden via French doors. A downstairs WC with tiled splashbacks completes the ground floor.

Upstairs, the first floor includes two bedrooms—one a generous double with built-in storage overlooking the rear garden, the other facing the green to the front. The landing is well proportioned and could be used as a study area. The top floor has the main bedroom suite, which includes mirrored wardrobes, loft access, a bright outlook over the green, and a modern en-suite shower room.

The rear garden has been landscaped with low-maintenance astroturf and includes a private seating area and outdoor bar. A detached garage, equipped with lighting, power and roof storage potential, sits alongside a driveway providing off-street parking. Additional features include security lighting and an outside tap.

The location is well placed for family life, situated near Highfield Spencer Academy Primary School and within walking distance of a Co-op, the Lodge bar and restaurant. Countryside walks and amenities in Littleover and Heatherton are nearby.

A well-balanced, modern home with practical space across three floors and a garden designed for ease of use and entertaining.





Upstairs, the first floor includes two bedrooms—one a generous double with built-in storage overlooking the rear garden, the other facing the green to the front. The landing is well proportioned and could be used as a study nook. The top floor is given over to the main bedroom suite, which includes mirrored wardrobes, loft access, a bright outlook over the green, and a modern en-suite shower room.

The rear garden has been landscaped with low-maintenance astroturf and includes a private seating area and outdoor bar. A detached garage, equipped with lighting, power and roof storage potential, sits alongside a driveway providing off-street parking. Additional features include security lighting and an outside tap.





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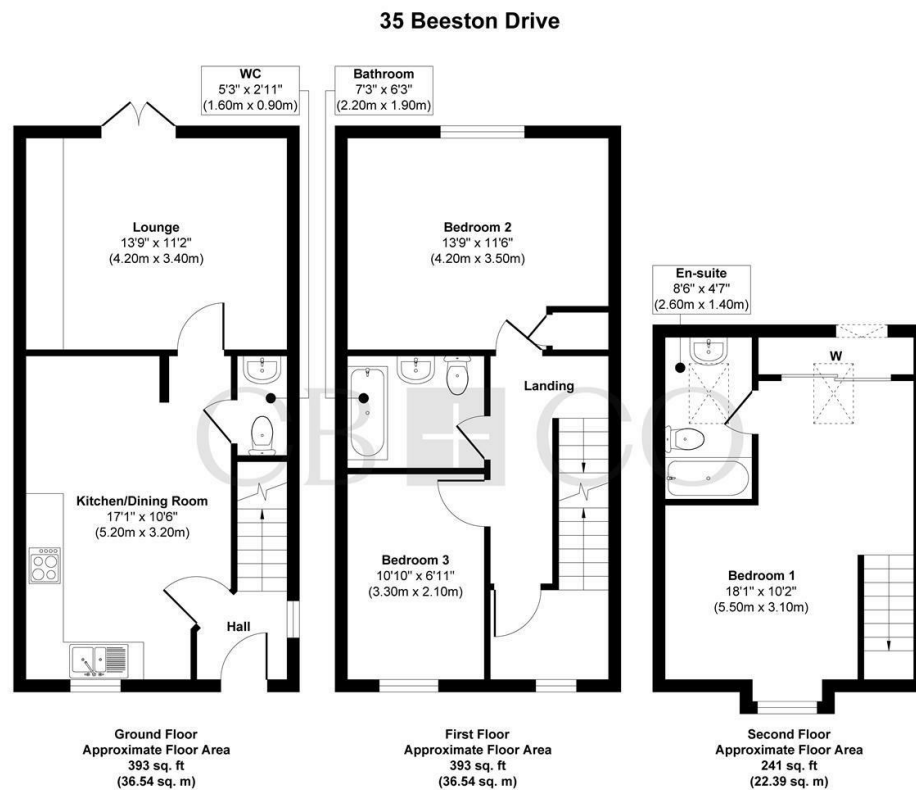
The location is well placed for family life. Beeston Drive is near Highfield Estate Primary School and within walking distance of a Co-op, the Lodge bar and restaurant, and green spaces. Countryside walks and access into Littleover and Heatherton are also nearby.

A well-balanced, modern home with practical space across three floors and a garden designed for ease of use and enjoyment.









Approx. Gross Internal Floor Area 1027 sq. ft / 95.47 sq. m

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

The Particulars

- Three-Bedroom Property Set Across Three Well-Planned Floors
- High Quality Accommodation, Contemporary Finishes
- Upgraded Kitchen Diner, Ideal For Family Living And Bespoke Storage
- Rear Lounge With Built-In Media Wall And French Doors To Garden
- Landscaped Garden With Private Seating Area And Outdoor Bar
- Detached Garage With Power, Lighting, And Roof Storage Potential
- Principal Bedroom Suite With En-Suite And Built-In Wardrobes
- Spacious First-Floor Landing With Potential Study Area
- Superb Position Facing The Green
- Close To Schools, Local Shops, Green Spaces And Countryside Walks

Size

Approx 1027.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

D

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Let's *Talk*

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