

CURRAN  
BIRDS  
+ CO

6, DE23  
£430,000



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



HIGH SPECIFICATION FOUR BEDROOM DETACHED HOME – Tucked away from the main road and approached via a private driveway, this impressive four-bedroom detached property delivers a high standard of modern living. Thoughtfully designed with a focus on both style and practicality, the home offers a seamless layout ideal for everyday family life and entertaining.

The open-plan kitchen diner forms the centrepiece, complemented by bi-fold doors opening onto a lawned garden, creating a natural connection between indoor and outdoor spaces. High specification finishes, high quality bathroom suites, contemporary interiors, and an integrated garage complete a home that balances comfort, design, and convenience.





#### The Detail

Upon entering, the property opens into a welcoming hallway finished with herringbone LVT flooring, setting the tone for the quality throughout. Stairs rise from the hallway to the first floor. The lounge features a bay window and decorative wall panelling, offering a comfortable yet well-presented living space. The kitchen diner is designed with both functionality and style in mind, fitted with quartz worktops, integrated Bosch appliances including double ovens and an induction hob, alongside a Quooker hot tap. A separate utility room provides additional work surfaces and appliance space, while a ground floor WC is also available.

Upstairs, a gallery-style landing leads to four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a high specification en suite with a walk-in rainfall shower, vanity unit, and crittal-style shower screen, finished with superb contemporary fittings. The remaining bedrooms are served by a stylish family bathroom, also featuring a crittal-style shower screen and superb contemporary finishes, alongside modern fittings and tiled surfaces. Engineered oak internal doors run throughout, enhancing the cohesive design.

Externally, the property enjoys a lawned rear garden with paved patio areas, providing an ideal space for outdoor dining and entertaining. Bi-fold doors open directly from the kitchen, creating an easy flow between inside and out. The garden is enclosed with panel fencing and also benefits from side access. An integrated garage with an up-and-over door adds further practicality. The property is positioned within a quiet cul-de-sac, offering a more private and low-traffic setting.





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### The Location

The property is situated within the highly regarded Heatherton Village area, part of the ever-popular suburb of Littleover, known for its strong community feel and excellent range of amenities. Heatherton Village provides everyday convenience with a doctors' surgery, local church, and a small parade of shops including a supermarket, pharmacy, and a well-known fish and chip shop. The area also benefits from a popular local pub.

The property falls within the catchment area for Griffie Field Primary School, while nearby Littleover village centre provides a range of independent shops, cafés, pubs, and everyday amenities, adding to the area's overall convenience.

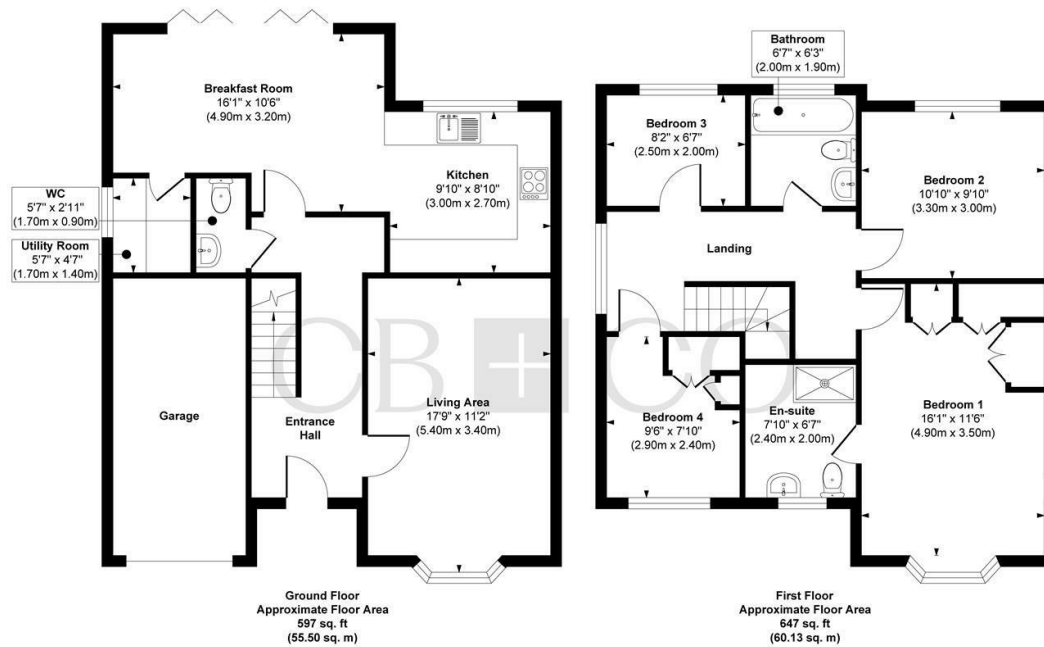
Transport connections are excellent, with regular bus routes into Derby city centre and straightforward access to the A38 and A50, linking to wider regional destinations. Major employers such as Rolls-Royce, Royal Derby Hospital, Toyota, and the University of Derby are all within easy reach. The area also offers a good choice of green spaces, leisure facilities, and dining options, making it a well-rounded location for modern family living.







## Templebell Close



**Approx. Gross Internal Floor Area 1244 sq. ft / 115.63 sq. m**

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

Produced by Elements Property

## The Particulars

- Four Bedroom Detached Family Home
- Fully Refurbished, High Specification Contemporary Finish
- Spacious Open Plan Kitchen Dining Area
- Bi Fold Doors Opening Onto Rear Garden
- Impressive Kitchen, Quartz Worktops, Integrated Bosch Appliances
- Stylish Lounge With Bay Window And Wall Panelling
- Engineered Oak Internal Doors, LTV Herringbone Flooring
- Modern, Contemporary Family Bathroom With Rainfall Shower
- Principal Bedroom With Fitted Wardrobes And En Suite
- Cul-De-Sac Location On A Private Driveway, Within Griffe Field Primary Catchment

### Size

Approx 1499.10 sq ft

*Energy Performance Certificate (EPC)*

Rating C

*Council Tax Band*

E

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*Let's Talk*

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