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48 Murray Road, DE3 9LD
£335,000



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



SPACIOUS EXTENDED HOME WITH GENEROUS LANDSCAPED GARDENS

- A well proportioned, extended three-double bedroom detached home with extensive mature landscaped garden plot. One of the larger plots for a property of this type in the area. The property is well positioned for access to the Royal Derby

Hospital, local schooling and excellent amenities in Mickleover village centre.

The property in brief comprises: entrance porch, entrance hallway, cloaks wc, well appointed fitted kitchen, spacious living room with open plan access to a dining room and french doors giving access to a generous conservatory. The first floor landing gives access to three generous double bedrooms, bathroom and separate wc.

Outside, to the front of the property there is a double width driveway leading to a single integral garage. A true feature of this home is the extensive mature landscaped garden with timber decked seating area, tiered lawns, planted borders and timber framed summerhouse.





The Detail

Situated in the highly sought-after area of Mickleover, this well-presented three-bedroom home occupies an impressive plot and offers spacious, versatile accommodation. The property also presents exciting potential for cosmetic updating and personalisation, allowing prospective purchasers the opportunity to create a home tailored to their own tastes and requirements.

The property is entered into a brick-built entrance porch which then leads into a welcoming hallway, complete with a useful downstairs WC and stairs to the first floor landing and a door leading to the generous living room.

The generous living room enjoys a bright front-facing bay window and features an elegant fireplace with inset coal-effect living flame gas fire, creating a warm focal point. An open archway flows through to the dining area, while glazed doors provide access to both the conservatory and kitchen.

The conservatory provides an excellent additional reception space, benefiting from a vaulted double-glazed glass roof, built-in blinds and French doors opening onto the rear decking and garden. The contemporary kitchen is fitted with a range of light grey wood-grain units and integrated appliances including a Hotpoint oven and grill, Bosch gas hob, tall fridge freezer and Indesit dishwasher, complemented by ceramic tiled flooring and views over the garden.

To the first floor, the landing gives access to three well-proportioned bedrooms, all benefiting from fitted furniture, together with a family bathroom and separate WC. The bathroom is fitted with a white suite incorporating a bath with Triton electric shower in separate cubicle.

Outside, the property stands set back from the road with a good size driveway providing off road parking for around four cars and this leads to a single integral garage. A particular highlight of this property is the extensive enclosed rear garden. Beautifully landscaped and arranged over several tiers, it features three lawned sections, mature planting borders, a raised timber decked seating area and a charming timber summer house. Offering exceptional outdoor space and considerable scope to further enhance and add value, this impressive garden provides the perfect setting for relaxation, family life and entertaining.







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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 and dentists. 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.

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.

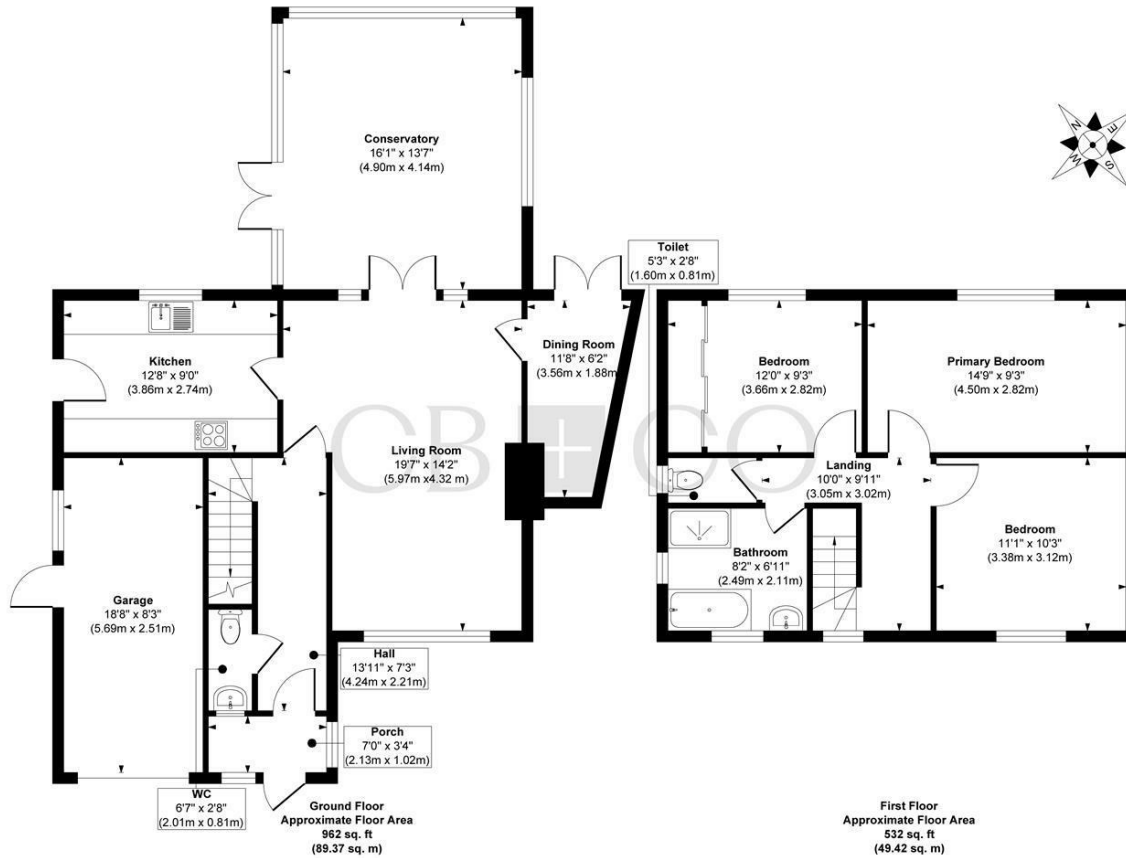
There are good schools at primary and secondary level with the property falling within the catchment area for Ravensdale Junior School and Murray Park Secondary School.







Murray Road, Mickleover, Derby



Approx. Gross Internal Floor Area 1494 sq. ft / 138.79 sq. m (Including Garage)

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

The Particulars

- Spacious Extended Three Double Bedroom Detached Home
- One of the Larger Plots on Estate - Beautiful Landscaped Gardens
- Exciting Potential for Modernisation & Improvement
- Porch, Entrance Hallway, WC & Fitted Kitchen
- Spacious Living Room, Dining Room & Spacious Conservatory
- Three Double Bedrooms, Bathroom & Separate WC
- Double Width Driveway & Single Garage
- Front Garden & Generous Rear Garden with Decked Seating Area & Tiered Lawn
- Close to Local Schooling & Excellent Local Amenities
- No Chain Involved

Size

Approx 1494.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

D

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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