

CURRAN
BIRDS
CO



Fimmere Close
Littleover, Derby
£325,000



CURRAN BIRDS + CO

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



DELIGHTFUL POSITION WITH VIEWS TOWARDS WOODLAND & LOCAL PARK - A beautifully modernised three bedroom detached bungalow, occupying this delightful cul-de-sac position off Swanmore Road. The property offers this delightful cul-de-sac edge of estate location with views towards a woodland area and being conveniently situated just a moments walk away from King George V playing fields.

This property has been much improved over recent years and features replacement double glazed windows and doors. The well planned layout comprises: entrance hallway, spacious lounge dining room, conservatory and superb contemporary kitchen with Bosch integrated appliances. There are three well proportioned bedrooms and a well appointed shower room.

Outside, the property has a block paved driveway with car port leading to a single detached brick built garage. There is a well maintained landscaped garden with patio, lawn and planting borders.





The Detail

The property is entered through a composite panelled double glazed door into the welcoming entrance hallway finished with contemporary grey wood grain flooring, recessed LED lighting and useful built-in storage. From here doors provide access to all principal rooms, creating a practical layout. There is also loft access with a timber framed ladder which gives access to a boarded loft space.

The spacious open plan lounge dining room is a generous, light-filled space with a front-facing window with a delightful open view towards woodland. The room is fitted with coving to the ceiling and glazed internal doors

The kitchen is beautifully appointed with panelled units, brushed stainless steel detailing and quality Bosch integrated appliances, including an integrated oven, microwave, gas hob and tall integrated fridge freezer. The kitchen offers views over the rear garden and a door giving access to the side driveway.

The spacious primary bedroom is positioned to the rear and opens directly into a conservatory with a brick base, vaulted glazed roof and tiled flooring, creating a valuable additional reception space suitable for year-round use. Two further bedrooms provide comfortable accommodation, supported by a stylishly finished shower room with contemporary fittings.

Externally, the property benefits from a block-paved driveway, carport and single detached brick-built garage. The delightful landscaped rear garden has been carefully arranged with an Indian sandstone patio, raised lawn and planting borders, offering an attractive and private outdoor setting.







CURRAN BIRDS + CO

The Location

Littleover is a highly sought-after suburb of Derby. The property is situated just a short walk from King George V Playing Fields, which offers extensive green open space, a children's playground and a range of sports facilities, including a bowls club.

Further leisure opportunities are close at hand, with Mickleover Golf Club and Littleover Tennis Club both nearby.

Littleover village centre is within easy reach and provides a good selection of everyday amenities, including a post office, Co-op supermarket, café and traditional public houses. Mickleover, located just a couple of miles away, offers an excellent and wide-ranging selection of additional local amenities.

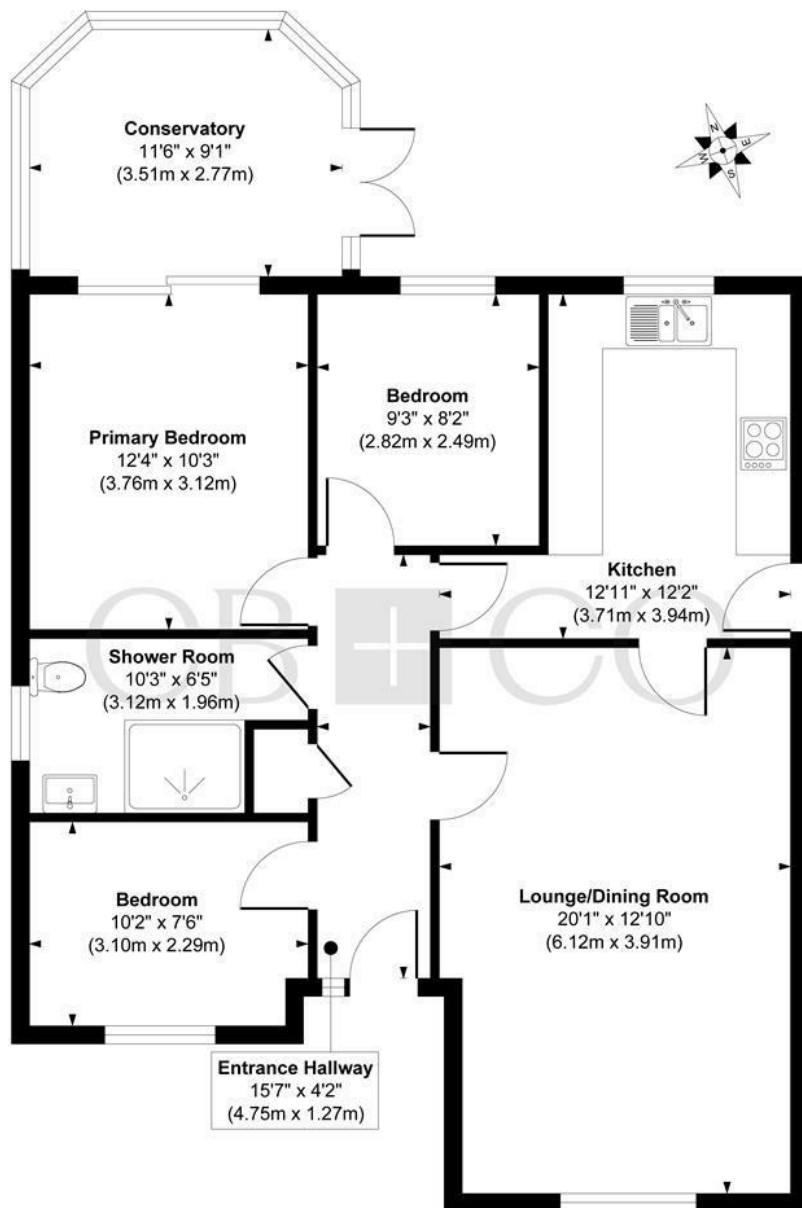
The Royal Derby Hospital is conveniently located nearby, while excellent transport links provide easy access to Derby city centre, the A38, A50 and other key commuter routes.







Finmere Close, Littleover, Derby



Floor Plan

Approx. Gross Internal Floor Area 923 sq. ft / 85.74 sq. m

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

Produced by Elements Property

The Particulars

- Beautifully Appointed Modernised Detached Bungalow
- Delightful Position - Towards Woodland and Park
- Tasteful Neutral Presentation & Contemporary Fittings
- Replacement uPVC Double Glazed Windows & Gas Central Heating
- Entrance Hallway, Spacious Lounge Dining Room & Conservatory
- Contemporary Kitchen with Bosch Integrated Appliances
- Three Bedrooms & Well Appointed Shower Room
- Driveway, Detached Garage & Landscaped Rear Garden
- Easy Access to Excellent Local Amenities
- No Chain Involved

Size

Approx 923.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

D

CURRAN BIRDS + CO

CURRAN BIRDS + CO

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.

© Curran Birds + Co 2024 All rights Reserved