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Rutland Drive

Mickleover, Derby

Offers in excess of: £240,000



CURRAN BIRDS + CO

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



NO CHAIN - A well-presented and well-proportioned three-bedroom semi-detached home, situated in a cul-de-sac location just off the highly sought-after Chestnut Avenue. The property would ideally suit a first-time buyer, young professional couple or growing family, and offers convenient access to the Royal Derby Hospital as well as Mickleover's excellent range of local shops and amenities.

The property has been finished in a tasteful neutral style and briefly comprises: porch, entrance hallway, well-appointed kitchen, and a spacious lounge/dining room with access to the rear garden. To the first floor, the landing leads to three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a low-maintenance front garden and a driveway to the side with a covered carport, leading to a single integral garage. Gated access leads to a private and enclosed rear garden, featuring a paved patio area, lawn and shrubbed borders.





The Detail

Entry is via a uPVC double-glazed porch leading into a welcoming hallway with useful understairs storage and access to the main living areas.

To the front of the property is a well-appointed kitchen, fitted with a range of cream panelled units complemented by wood-effect work surfaces, integrated electric oven with induction hob, extractor unit, integrated dishwasher and tall fridge/freezer. A breakfast bar provides a casual dining space, while a side door offers access to the car port and driveway.

There is a generous L-shaped living dining room. The room features engineered wood flooring and a feature fireplace with Adam-style surround and log-effect gas fire, while a window and glazed door provide pleasant views and direct access to the garden.

Upstairs, the first floor landing leads to three well-proportioned bedrooms, including a primary bedroom with fitted wardrobes and drawer units, and a second bedroom with built-in bedroom furniture. A family bathroom completes the accommodation.

Outside, the property benefits from a low-maintenance front garden, driveway with carport, detached garage and a private enclosed rear garden with patio, lawn and shrub borders.







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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, dentists and fitness centre. 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 and Brooks wine bar & deli.

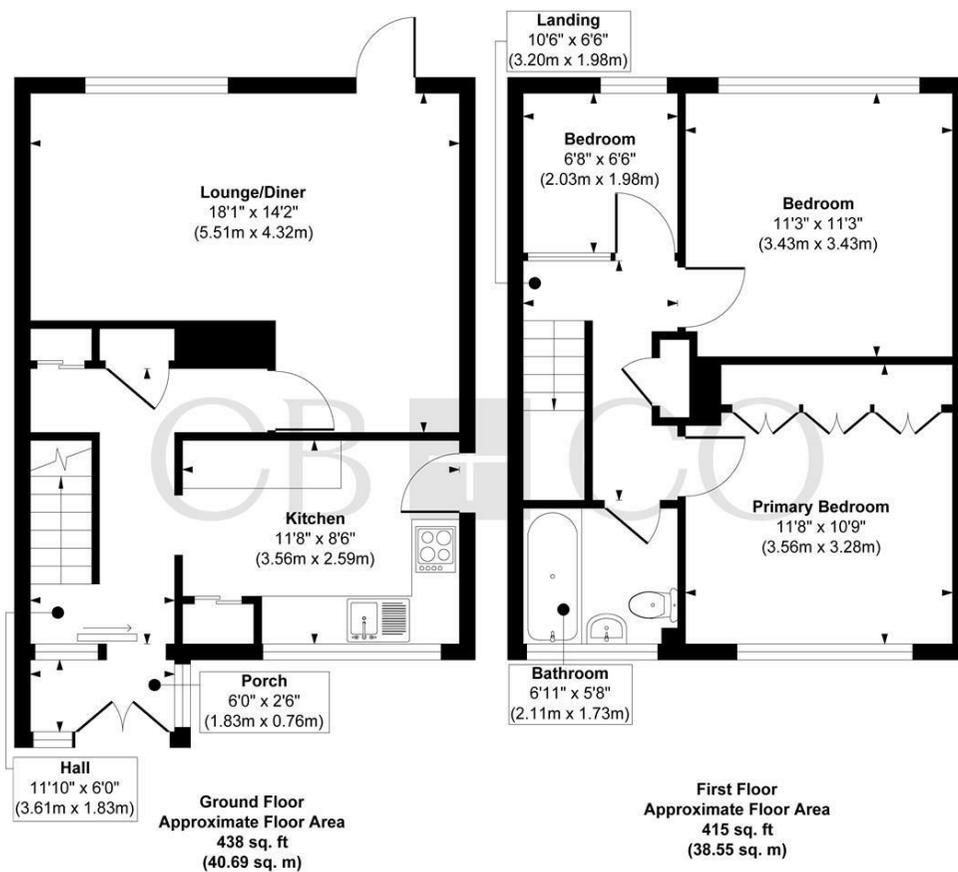
This property is situated just a short walk away from a parade of shops on Devonshire Drive and includes a pharmacy and post office and there is also a regular bus service that runs from Devonshire Drive to the Royal Derby Hospital and Derby City Centre

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.



Rutland Drive, Mickleover, Derby



The Particulars

- Well Presented Three Bedroom Semi-Detached Home
- Ideal First Time Buy or for Young Family
- Cul-de-Sac Location off the Highly Sought after Chestnut Avenue
- Porch, Entrance Hallway, Well Appointed Kitchen
- Spacious Lounge Dining Room with Access to Rear Garden
- Three Well Proportioned Bedrooms & Bathroom
- Driveway, Car Port, Detached Single Garage & Enclosed Rear Garden
- Close to Local Schools - Ravensdale Primary School & Murray Park Secondary School
- Easy Access to the Royal Derby Hospital & Shops on Devonshire Drive
- No Chain Involved

Size

Approx 853.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

C

Approx. Gross Internal Floor Area 853 sq. ft / 79.24 sq. m

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

CURRAN BIRDS + CO

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