

CURRAN  
BIRDS  
+ CO

Lea Drive  
Mickleover, Derby  
£350,000





# CURRAN BIRDS + CO

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



**HIGH QUALITY RENOVATED DETACHED BUNGALOW** - A truly immaculate three bedroom detached bungalow, situated in this highly sought after cul-de-sac position close to Mickleover's first class range local shops and amenities. This superb bungalow has been meticulously renovated and offers a perfect blend of modern design and comfort, with high-quality finishes throughout including contemporary engineered oak doors, stylish re-fitted kitchen with integrated appliances, contemporary shower room and new carpets and flooring.

The beautifully appointed accommodation in brief comprises: entrance hallway, living room with bi-folding doors with access to the rear garden, contemporary dining kitchen with utility room, three bedrooms including two double bedrooms and a contemporary shower room.

Outside, the property also offers a generous plot with front and rear landscaped gardens, generous driveway and a single detached brick built garage.









## The Detail

A most attractive three-bedroom detached bungalow that has undergone a comprehensive programme of modernisation and improvement. The property has been upgraded throughout to a high standard, featuring contemporary fittings and a refined finish, all presented in tasteful neutral tones.

The property is entered through a composite front door into a bright and welcoming hallway, finished with high-quality wood grain effect flooring, a contemporary column radiator and recessed LED downlighting. Contemporary engineered oak doors give access to all principal rooms.

The living room enjoys a pleasant side aspect and opens directly to the rear garden via aluminium bi-fold doors, allowing natural light to flow through and creating a strong connection with the outdoor space.

The superb contemporary dining kitchen has been thoughtfully designed with high-gloss handleless units, square-edge quartz effect work surfaces and matching splashbacks. Integrated Bosch appliances include a stainless steel oven and four-ring induction hob, complemented by a composite sink with matte black fittings. Windows to the side and rear elevations, together with doors opening onto the garden, ensure an excellent sense of space and light. A separate utility room provides additional practicality with fitted work surfaces and appliance space.

There are three well-proportioned bedrooms, all finished with replacement carpeting, and a contemporary shower room featuring a double-width walk-in shower, large format ceramic tiling, a chrome ladder-style heated towel rail and recessed lighting.

Externally, the property benefits from driveway parking for two to three vehicles leading to a detached brick-built garage with power, lighting and side window. The generous landscaped rear garden has been designed with both entertaining and ease of maintenance in mind, incorporating raised porcelain patio areas, Cotswold stone beds, generous lawn established planting, external lighting and power points.











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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.

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.













## Lea Drive, Mickleover, Derby



**Approx. Gross Internal Floor Area 944 sq. ft / 87.69 sq. m**

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

Produced by Elements Property

## The Particulars

- High Quality Renovated Detached Three Bedroom Bungalow
- Stylish Contemporary Fittings & Tasteful Neutral Presentation
- Delightful Cul-de-Sac Position
- Entrance Hallway, Engineered Oak Doors, Living Room with Bi-Folding Doors
- Superb Contemporary Dining Kitchen & Utility Room
- Three Well Proportioned Bedrooms & Contemporary Shower Room
- Front Garden, Driveway, Detached Single Garage & Generous Landscaped Rear Garden
- Easy Access to the Royal Derby Hospital & Mickleover's First Class Local Amenities
- Located just a short walk away from Shops at Devonshire Drive
- No Chain Involved

### Size

Approx 800.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

C



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Let's *Talk*

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