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Elderflower Close DE3 0FQ
£395,000



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



Situated on the sought-after Hackwood development in Mickleover, Elderflower Close offers an exceptional blend of design, comfort, and practical family living. This detached home enjoys a prominent corner plot position with an attractive outlook over a well-maintained green.

Built by Miller Homes, the property features light-filled interiors, considered design touches, and a flexible layout including four bedrooms, a dual-aspect lounge, a bright dining room, and a well-appointed kitchen. French doors lead to a landscaped rear garden that has been carefully planned for both relaxation and outdoor entertaining.

The home also includes energy-efficient solar panels (owned outright), parking for two vehicles, and a detached brick-built garage. Elderflower Close delivers strong lifestyle appeal in a well-connected setting, ideal for those seeking a considered and well-finished home within a vibrant community.





The Detail

This well-presented detached home combines practical design with thoughtful enhancements throughout. The entrance hall features decorative wall panelling and a bespoke pull-out understairs storage system. The dual-aspect lounge includes a front-facing window and feature wall panelling, creating a comfortable yet refined living space.

The dining room enjoys excellent natural light from a bay window and side elevation window, making it a perfect setting for family meals or entertaining guests. A ground floor WC includes a wash basin, tiled splashback, and laminate flooring.

The kitchen is fitted with Shaker-style wooden base units and Zanussi appliances, including an oven, grill, hob, and cooker hood. Additional units and a breakfast bar with integrated pull-out drawers offer both functionality and style. French doors open out to the rear garden, bringing in natural light and extending the living space outdoors.

A solar panel and battery system—owned outright—provides excellent energy efficiency and long-term cost savings.

Upstairs, the master bedroom includes a recess for wardrobes, a side-facing window, and a modern en-suite with a walk-in thermostatic shower, wash basin, and WC. The second bedroom benefits from windows to both the front and side, offering generous natural light and ample space for wardrobes. Bedroom three enjoys views across the front garden and green space, while bedroom four overlooks the rear garden and works well as a home office or nursery. The landing area continues the home's design detail with wall panelling. The family bathroom includes a deep panelled bath with concealed wall taps, a rainfall shower with an additional attachment, a wash basin, WC, and a chrome towel radiator.





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The Location

Elderflower Close is located within the Hackwood development in Mickleover – a well-connected part of Derby with an established community and an excellent choice of local amenities. Just a short walk away, Hackwood Farm offers a relaxed spot for breakfast, lunch or coffee, while nearby green spaces and the Great Northern cycle path provide options for outdoor recreation.

Mickleover itself offers a strong mix of lifestyle and leisure. The village centre features a variety of fitness options, wine bars, pubs, and a Tesco supermarket, all easily accessible from the property. Dining and social venues such as The Farmhouse and The Blue Bell are close by, adding to the area's appeal for both relaxed evenings and weekend meals out.

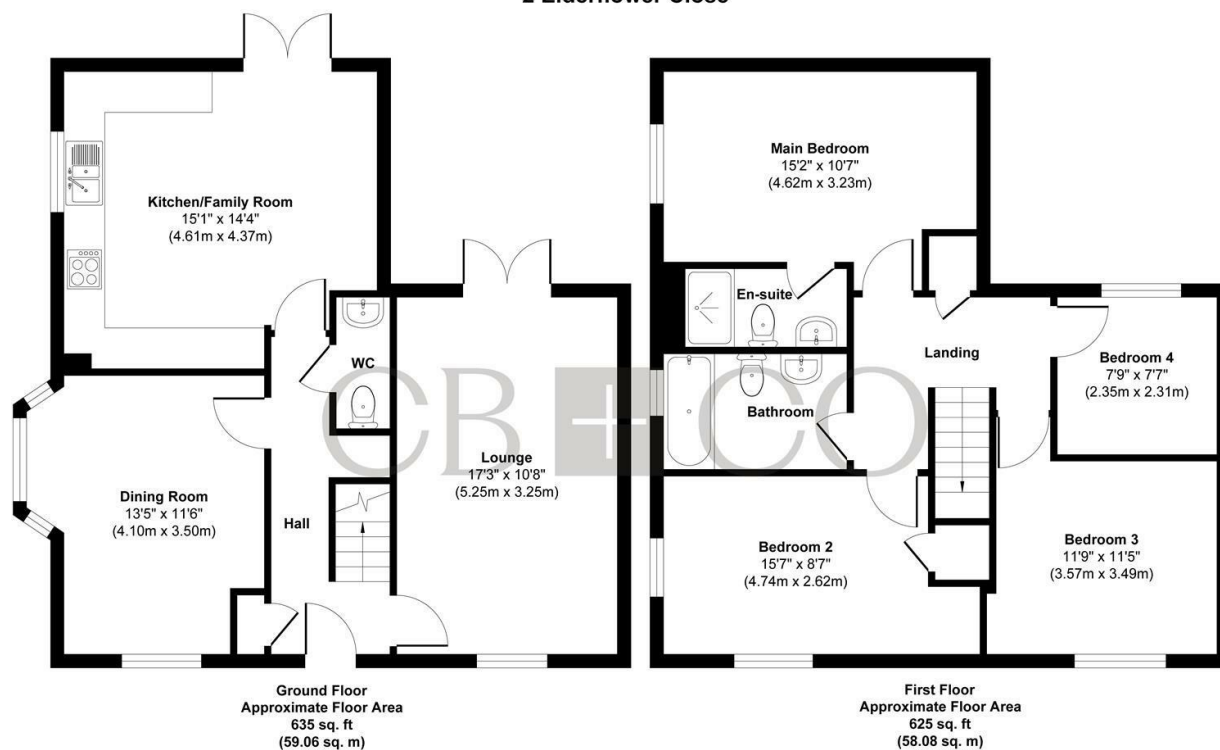
For those who enjoy the outdoors, Mickleover Golf Course is nearby, along with the extensive grounds and activities available at Markeaton Park, making this a well-rounded setting for modern living.







2 Elderflower Close



Approx. Gross Internal Floor Area 1260 sq. ft / 117.14 sq. m

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

Produced by Elements Property

The Particulars

- Detached Miller Homes Built Situated On A Corner Plot
- Four Well-Proportioned Bedrooms With En-Suite
- Dual-Aspect Lounge With Feature Wall Panelling
- Shaker-Style Kitchen, Zanussi Appliances And Breakfast Bar With Storage
- Stylish Family Bathroom With Concealed Wall Taps
- Solar Panels Owned Outright With Battery Storage
- Stylish Presentation And Decoration Throughout
- Detached Brick-Built Garage With Up And Over Door
- Superb Position, Set Well Back From The Road Facing On To The Green
- Popular Estate With Primary School And Nearby Cycle Path

Size

Approx 1260.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

E

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Let's *Talk*

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