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Darwen Close  
Mickleover, Derby  
£645,000





# CURRAN BIRDS + CO

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





**MOST SPACIOUS HOME IN SUPERB POSITION** - A beautifully appointed five double bedroom 'David Wilson' built detached residence, situated in this delightful edge of estate position and being one of the larger properties on the highly sought after 'Four Acres' development. The property is constructed to David Wilson's Lichfield design with over 2600 square feet of living accommodation over three floors and double detached garage.

The property features: entrance hallway, wc, lounge, study, dining room, spacious beautifully appointed dining kitchen and separate utility room. The first floor landing gives access to three double bedrooms and four piece bathroom suite. The most spacious primary bedroom suite has a walk through dressing area with built in wardrobes and a well appointed four piece en-suite bathroom. The second floor landing gives access to two generous double bedrooms with dual aspect windows and a Jack and Jill four piece en-suite bathroom.

Outside the property features is also a generous double width tarmac driveway leading to the detached double garage and timber gated access to the rear garden. The delightful landscaped rear garden has an extensive porcelain paved patio area and lawn.









## The Detail

A most attractive detached family home of style and character, offering five double bedrooms and set within this highly desirable location on the popular Four Acres development on the edge of Mickleover.

The property benefits from gas central heating and uPVC double glazing and briefly comprises: entrance hallway, cloakroom WC, lounge, study and a dining room with French doors opening onto the rear garden. The standout feature of the ground floor is the beautifully appointed 23ft open-plan dining kitchen, fitted with stylish panelled units. Additional matching units have been installed, providing an excellent level of storage. The kitchen is finished with elegant quartz work surfaces and a range of high-specification integrated AEG appliances. Positioned to the rear of the property, the dining kitchen also features French doors opening onto the landscaped rear garden. There is a separate utility room, again fitted with quartz work surfaces, with a side door providing access to the driveway.

To the first floor, the landing gives access to three double bedrooms and a contemporary four-piece family bathroom. The impressive principal bedroom suite offers a dressing area, fitted wardrobes and a modern four-piece en-suite bathroom. The second-floor landing leads to two further generous double bedrooms with dual-aspect windows, including Velux windows to the rear. These bedrooms are served by a Jack and Jill contemporary four-piece Jack and Jill en-suite bathroom, also featuring a Velux window.

Externally, the property occupies one of the larger plots within the development. A generous double-width tarmac driveway and turning area lead to a detached double garage, with timber-gated access to the rear garden. The delightful, private and enclosed rear garden features an extensive porcelain-tiled patio with steps leading up to a large lawned area, all enclosed by timber panel fencing.









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## The Location

Mickleover Shopping Precinct provides everything you need, from everyday essentials at Tesco Supermarket, Boots Pharmacy, and Sainsbury's Local to premium grocery options at M&S Food.

When it comes to dining, The Binary offers a relaxed setting, while Hole in The Wall is a favourite for craft beer enthusiasts. For a leisurely coffee, Java Coffee shop offers expertly brewed drinks in inviting spaces, perfect for catching up with friends.

Beyond its excellent amenities, Mickleover Manor is close to Mickleover Golf Course and Exertion Gym, catering to both golfers and fitness lovers. Families will appreciate having highly regarded independent schools nearby, including Derby Grammar School and Derby High School, offering excellent educational opportunities.

With seamless transport links via the A516 and A38, accessing Derby city centre and beyond is effortless. Whether enjoying the privacy of this exclusive development or exploring the vibrant local scene.





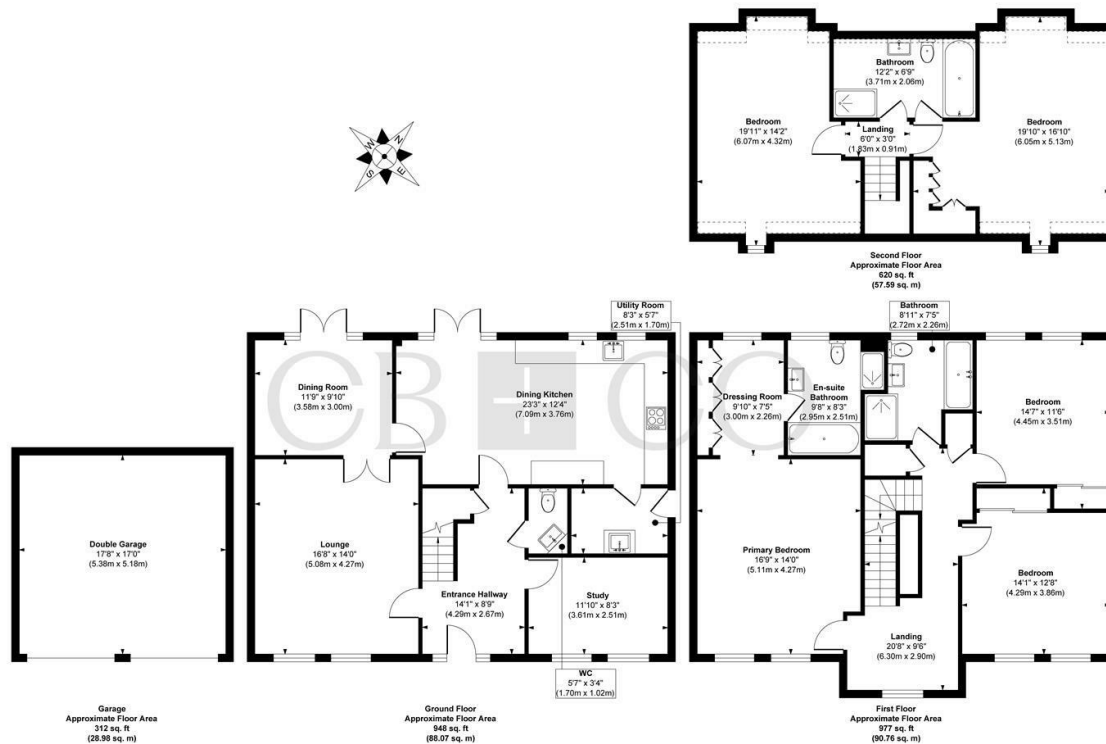








## Darwen Close, Mickleover, Derby



**Approx. Gross Internal Floor Area 2857 sq. ft / 265.40 sq. m (Including Garage)**

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

Produced by Elements Property

## The Particulars

- Superb Executive Detached Three-Storey Family Home
- Built by David Wilson Homes in 2018 to Quality Specification
- Over 2600 Square Feet of Living Accommodation
- Entrance Hallway, WC, Study, Stylish Lounge & Dining Room
- Superb Open Plan Dining Kitchen & Utility Room
- Five Double Bedrooms, Family Bathroom & Two En-Suite Bathrooms
- Generous Driveway & Detached Double Garage
- Delightful Landscaped with Garden with Lawn & Porcelain Paved Patio
- Delightful Edge of Estate Location with an Outlook over a Green
- Close to Mickleover's First Class Local Amenities

### Size

Approx 2659.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

F



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Let's *Talk*

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