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Groombridge Crescent
Heatherton Village, Derby
£465,000



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GENEROUS CORNER PLOT & DOUBLE DETACHED GARAGE – A well-presented four-bedroom detached family home occupying a generous corner plot within the highly sought-after Heatherton Village. Built by Miller Homes, the property falls within the catchment area for the well-regarded Griffe Field Primary School.

The spacious and versatile accommodation has gas central heating, uPVC double glazing and briefly comprises: entrance hall, cloakroom wc, generous living room, dining room, study, impressive 19ft conservatory, dining kitchen, and separate utility room. To the first floor, the landing leads to four well-proportioned bedrooms and a contemporary family bathroom. The spacious principal bedroom benefits from built-in wardrobes and a modern en-suite shower room.

Externally, the property occupies a generous corner plot with a double-width driveway providing ample off-road parking and leading to a detached double garage, complete with an EV charging point. The enclosed rear garden is mainly laid to lawn and features a generous patio area.





The Detail

Accessed via a double-glazed panelled door, the hallway features laminate flooring, stairs leading to the first-floor landing, and doors to the cloakroom/WC, study, dining room, living room, and dining kitchen.

The cloakroom comprises a corner wash hand basin, low-flush WC, and an obscure front window. The study benefits from understairs storage and a bay window to the front. The dining room features coving and a front bay window, while the living room centres on an Adams-style fireplace with an inset coal-effect gas fire and French doors opening into the conservatory. The conservatory, with a brick base, polycarbonate roof, and ceramic tiled floor, provides access to the rear garden.

The dining kitchen is fitted with high-gloss white units, soft-close drawers, roll-edge work surfaces, tiled splashbacks, a stainless steel sink, under-cupboard and LED plinth lighting, and integrated appliances including a Neff electric oven and grill, four-ring gas hob and dishwasher. French doors lead through to the conservatory. The adjoining utility room includes a sink, work surface, space for a washing machine, tiled flooring, boiler, and a side access door.

Upstairs, the landing provides loft access, an airing cupboard, and doors to four bedrooms and a contemporary bathroom. The principal bedroom features built-in wardrobes and a contemporary en-suite shower room.

Externally, the property occupies a prominent corner plot with a lawned foregarden, planted borders, and a double-width tarmac driveway providing space for approximately four cars. This leads to a double detached brick-built garage with an EV charger. The rear garden is enclosed, laid to lawn with a patio, fitted with security lighting, and has gated access to the front and the garage.





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The Location

Groombridge Crescent is situated in the sought-after Heatherton Village area, set within the desirable suburb of Littleover known for its strong sense of community and excellent local amenities.

Heatherton Village offers a Doctors surgery, local Church and a parade of shops including a supermarket, pharmacy and Zanfish fish and chip shop. There is also the popular Hollybrook Tavern Pub and Bollywood Indian Restaurant.

The property is within the catchment area for Derby Moor Academy and offers easy access to Griffie Field Primary School. Nearby, the village centre provides independent shops, cafes, pubs, and convenient services, enhancing the area's appeal.

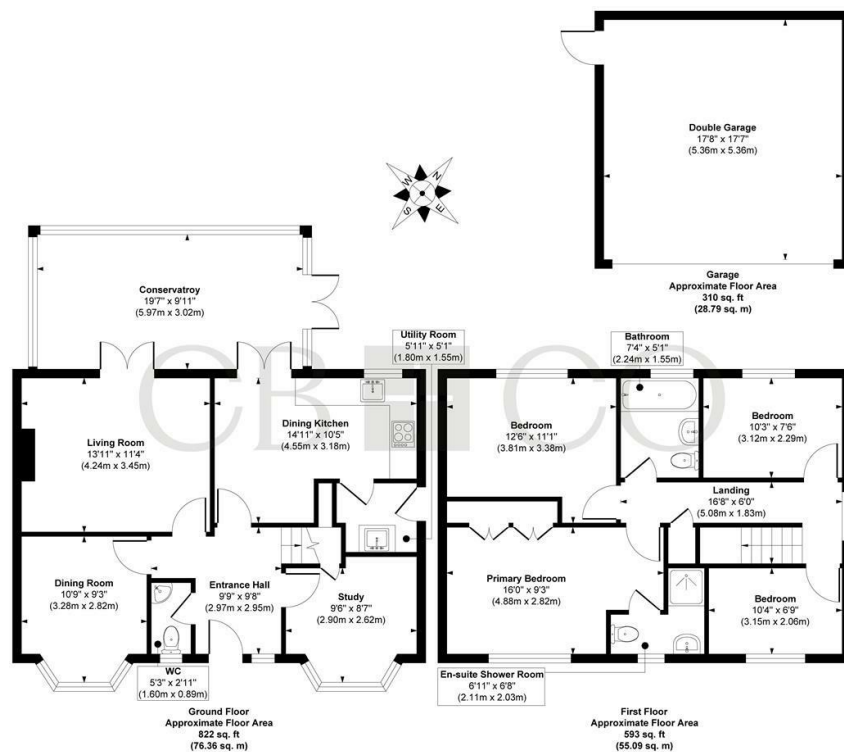
Transport links are exceptional, with regular bus services to Derby city centre and close proximity to the A38 and A50 for onward travel. Local employment opportunities include Rolls Royce, The Royal Derby Hospital, Toyota, and the University of Derby. Littleover also offers recreational facilities, green spaces, and a range of dining options, ensuring a lifestyle that blends convenience with comfort.







Groombridge Crescent, Heatherton Village, Derby



Approx. Gross Internal Floor Area 1725 sq. ft / 160.24 sq. m (Including Garage)

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

Produced by Elements Property

The Particulars

- Miller Built Four Bedroom Detached Home
- Generous Corner Plot Position - Set within Heatherton Village
- Well Proportioned Family Home with Great Layout
- Entrance Hallway, Study, Dining Room, Living Room & Spacious Conservatory
- Dining Kitchen, Utility Room & Downstairs WC
- Four Bedrooms & Contemporary Bathroom
- Spacious Primary Bedroom with Contemporary En-Suite Shower Room
- Generous Driveway, Detached Double Garage & EV Car Charger
- Close to Excellent Local Amenities in Littleover & Mickleover
- Derby Moor Academy Catchment & Griffie Field School Catchment

Size

Approx 1415.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

E

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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