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Haven Baulk Lane
Littleover, Derby
Offers in excess of: £260,000

CURRAN BIRDS + CO



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



LITTLEOVER COMMUNITY SCHOOL & BROOKFIELD PRIMARY SCHOOL CATCHMENT – An extended, traditional three-bedroom semi-detached property occupying a generous plot, positioned on the edge of Littleover and within close proximity to Mickleover.

The accommodation briefly comprises an entrance porch and hallway, a lounge with bay window, fitted kitchen, separate utility room and conservatory. To the first floor, the landing provides access to three bedrooms and a family bathroom.

Externally, the property is set back from the road and benefits from a spacious gravelled driveway providing off-road parking for approximately three vehicles. To the rear is a generous enclosed garden, featuring a good-sized brick-built store.





The Detail

The property is entered via a front entrance with a double glazed door leading into the entrance hallway with stairs rising to the first floor, Karndean flooring, useful under-stairs storage, a wall-mounted Hive heating control, and access to the main living areas.

To the front of the property is a bright lounge featuring a double glazed bay window and a wall-mounted living flame fire with feature fireplace with gas stove style burner with granite hearth and feature oak beam.

The kitchen is fitted with a range of oak effect units with roll edge work surfaces and tiled splash backs. It incorporates a stainless steel sink with mixer tap and flexible extendable head, an integrated fan-assisted oven with four-ring gas hob and extractor over, an integrated dishwasher, and space for a fridge. Additional features include a front-facing window, wooden effect flooring, and a rear door with glazed insets providing access to the conservatory.

The conservatory enjoys views over the rear garden and benefits from rear-facing windows, a glass roof, wooden effect flooring, and a door leading to the garden also giving access to a ground floor wc.

A separate utility room offers a roll edge work surface, plumbing for a washing machine and additional appliances, housing for the wall-mounted gas central heating combination boiler, and a frosted side window.

The first floor landing provides access to the loft via a hatch with ladder attachment. The landing gives access to three bedrooms, with the primary bedroom located to the front of the property enjoying a pleasant outlook and a feature fireplace surround. The second double bedroom and bedroom three overlook the rear garden. There is also a family bathroom with white three piece suite.

Externally, the property offers a gravelled driveway to the front providing ample off-street parking for several vehicles, along with gated access to the rear garden. The generous rear garden is mainly laid to lawn, featuring a paved patio area and a good sized brick built outbuilding.





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The Location

The property is situated in a highly convenient location on the edge of Littleover, close to Mickleover's excellent range of local amenities.

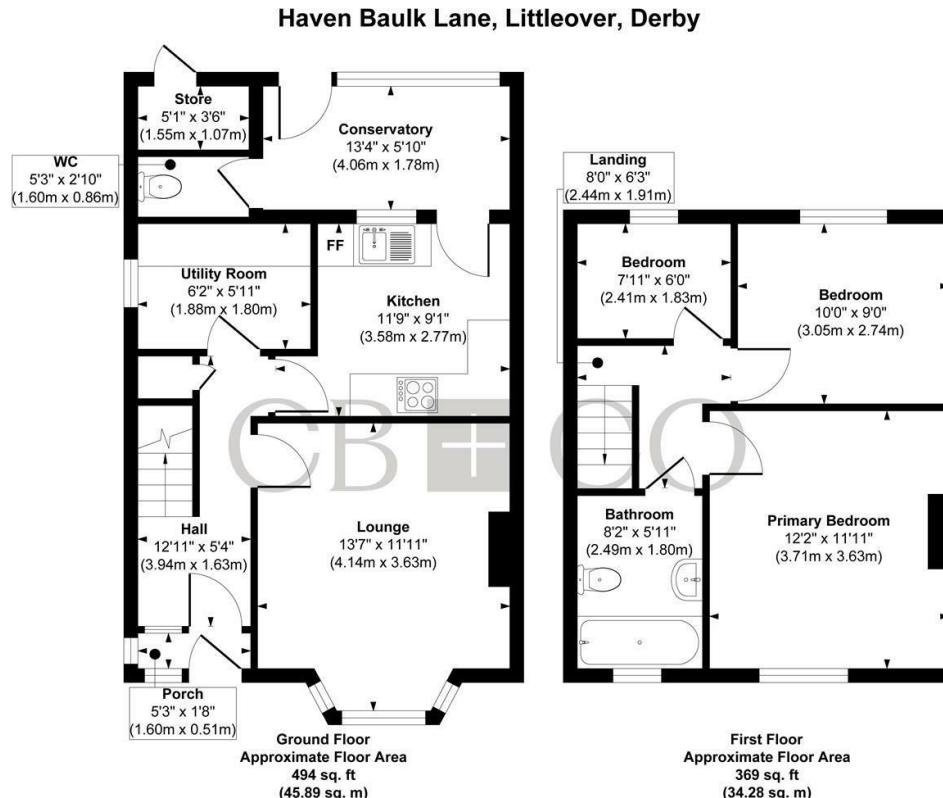
Mickleover is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists. Local shops include a large Tesco supermarket and a Marks & Spencers convenience 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.

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 the noted Brookfield Primary School and Littleover Community School and private education is also available at Derby High School and Derby Grammar School.







The Particulars

- Extended Traditional Bay Fronted Semi-Detached Home
- Littleover School & Brookfield Primary School Catchment
- Ideal Family Home - Highly Convenient Location on the Edge of Littleover
- Close to Mickleover's First Class Range of Local Amenities
- Gas Central Heating & Double Glazing
- Porch, Entrance Hallway, Lounge with Bay Window & Conservatory
- Fitted Kitchen & Separate Utility Room
- Generous Plot - Gravelled Driveway & Landscaped Rear Garden
- Good Sized Brick Built Outbuilding
- Excellent Access to A38 & A50

Size

Approx 863.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

B

CURRAN BIRDS CO

The logo consists of the company name 'CURRAN BIRDS CO' in a large, white, serif font. To the left of the word 'CURRAN' is a white square containing a black plus sign (+).

Let's Talk

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