

CURRAN
BIRDS
+ CO

10, DE3
£220,000



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



STYLISH HOME WITH OPEN PLAN LIVING - A beautifully presented two double bedroom mid townhouse of style and character, situated in the delightful cul-de-sac position with an outlook towards an open green space and hedgerow. Built by Redrow Homes in 2021 to their Heritage Collection and offering an NHBC guarantee remaining. The property offers a beautiful open plan living dining kitchen with dining island and would be ideally suited to the first time buyer or young professionals. The property is situated in the highly desirable Hackwood Grange development on the edge of Mickleover.





The Detail

This beautifully presented two-bedroom mid townhouse, built by Redrow in 2021 as part of their Heritage Collection, this quality specification home benefits from the remaining NHBC guarantee. The property would be ideally suited to a young professional couple or first time buyer.

This superb home offers a modern and functional living space. The open-plan layout on the ground floor includes a spacious living area with wood-panelled walls, seamlessly flowing into the dining and kitchen areas. The kitchen is fitted with sleek, high-gloss units, complemented by dark wood-effect laminate worktops and integrated AEG appliances, including an electric oven, gas hob, fridge, and freezer. A central island with solid wood block work surfaces adding both practicality and style. There's also a convenient downstairs WC and useful understairs storage.

Upstairs, the two double bedrooms offer ample space, with the primary bedroom featuring built-in high-gloss wardrobes and a delightful outlook over the green space and hedgerow to the front. The bathroom is fitted with a contemporary three-piece suite, including a bath with overhead shower, ceramic tiled splashbacks, and a chrome heated towel rail.

The exterior boasts a landscaped rear garden with a paved patio, raised planting beds, artificial lawn, and a timber-framed shed. There are two allocated parking spaces are located to the side of the property.





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The Location

Hackwood Grange is a sought after modern development located on the edge of Mickleover. This 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. The property is also situated close to open Countryside and the local villages of Kirk Langley and Mackworth Village.

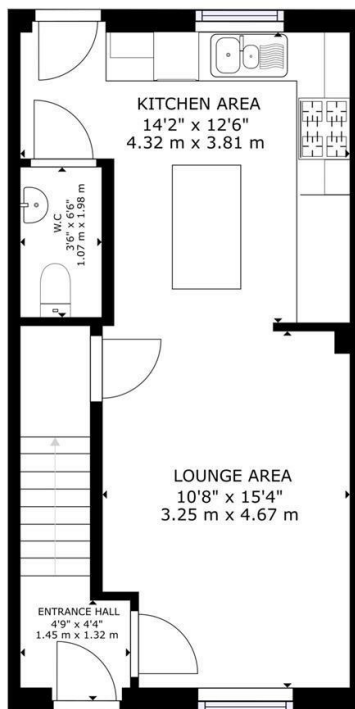
The property also offers good transport links to the A38 and A50 trunk roads and in turn to the M1 motorway and East Midlands International Airport. The A52 is also just a few minutes away providing easy access to Ashbourne and Peak District.

There are also local employment opportunities within easy access including Royal Derby hospital, Toyota, Rolls-Royce and Derby University.

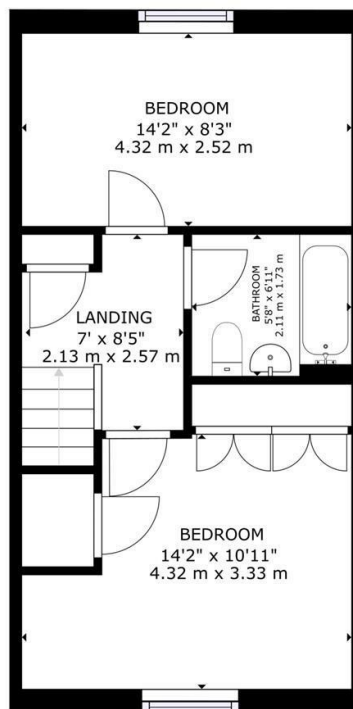








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 413 sq ft, 38.38 m²; FLOOR 2: 413 sq ft, 38.38 m²
TOTAL: 826 sq ft, 76.76 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



The Particulars

- Superb Modern Mid Townhouse
- Built by Redrow Homes to a Quality Specification
- Stylish Presentation
- Ideal First Time Buy or Investment
- Entrance Hallway & Downstairs WC
- Superb Open Plan Layout - Living Area & Kitchen Area
- Two Generous Double Bedrooms & Contemporary Bathroom
- Two Parking Spaces & Landscaped Rear Garden with Shed
- Sought after Hackwood Grange Development on the Edge of Mickleover
- Close to Excellent Amenities & Open Countryside

Size

Approx 826.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

B

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Let's *Talk*

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