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Cloudberry Close  
Mickleover, Derby  
£245,000



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DELIGHTFUL EDGE OF ESTATE POSITION - VIEWS TOWARDS GREEN - A most attractive, two double bedroom semi-detached home, situated in the highly sought after Bramble Gate development, off Station Road. Constructed by Bloor Homes in 2024 to a quality contemporary specification, the property would be ideally suited to the first time buyer or young professional couple, and is located in this delightful cul-de-sac position, just a short walk to the nearby Mickleover to Etwall former railway line nature walk.

The property has the benefit of gas central heating and uPVC double glazed windows. In brief the accommodation comprises; entrance hallway, living room, superb contemporary dining kitchen, utility area and downstairs wc. The first floor landing leads to: two double bedrooms and a contemporary three piece bathroom suite. The primary bedroom also has the benefit of an en-suite shower room.

Outside, to the front there is a double width tarmac driveway for two cars and there is gated access to the side leading to an enclosed rear garden with patio area and area laid to lawn.





## The Detail

Accessed via the composite panelled double-glazed front door, the entrance hallway provides access to the living room and features stairs leading to the first-floor landing.

The stylish living room is a spacious and inviting area, complete with a storage cupboard and a double-glazed window to the front aspect.

At the rear of the property, the modern fitted dining kitchen comprises a range of base, wall, and drawer units, along with an integrated four-ring hob, overhead extractor hood, electric oven, fridge freezer, and dishwasher, as well as a composite sink. Double-glazed French doors lead out to the rear garden, and the room offers open-plan access to the utility area and downstairs WC.

The first-floor landing provides access to two bedrooms and a contemporary bathroom. The principal bedroom is a double room with a rear-facing double-glazed window and a door leading to the en suite shower room, which features a three-piece suite. The second bedroom is a well-proportioned double with a built-in cupboard and two front-facing double-glazed windows. The main bathroom comprises a three-piece suite, including a wash hand basin, low-level WC, and bath, finished with partially tiled walls, a heated towel rail, and a frosted side-facing double-glazed window.



Externally, the property benefits from a double-width driveway to the front, with a pathway providing side access and a gate leading into the enclosed rear garden. The garden is mainly laid to lawn, with a paved patio area. It is enclosed by timber fencing,





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## The Location

Set within the popular Bramble Gate development, this edge-of-Mickleover location offers the feel of a residential enclave while remaining close to a wealth of local attractions.

The nearby Mickleover village provides easy access to everyday essentials including M&S Food, Tesco Supermarket, Sainsbury's Local, and a range of independent shops. Dining options are varied and well-regarded—The Binary serves casual meals throughout the day, while Brooks Wine Bar, newly opened, brings a more refined setting for evening drinks. The Farmhouse at Mackworth offers a traditional favourite for Sunday roasts or dinner with friends.

For coffee and catch-ups, locals rate Java and The Alphabet for their relaxed atmosphere and quality brews. Those who enjoy the outdoors will appreciate the nearby Mickleover Trail, a popular traffic-free route ideal for walking, cycling or running, with green open views along the way.

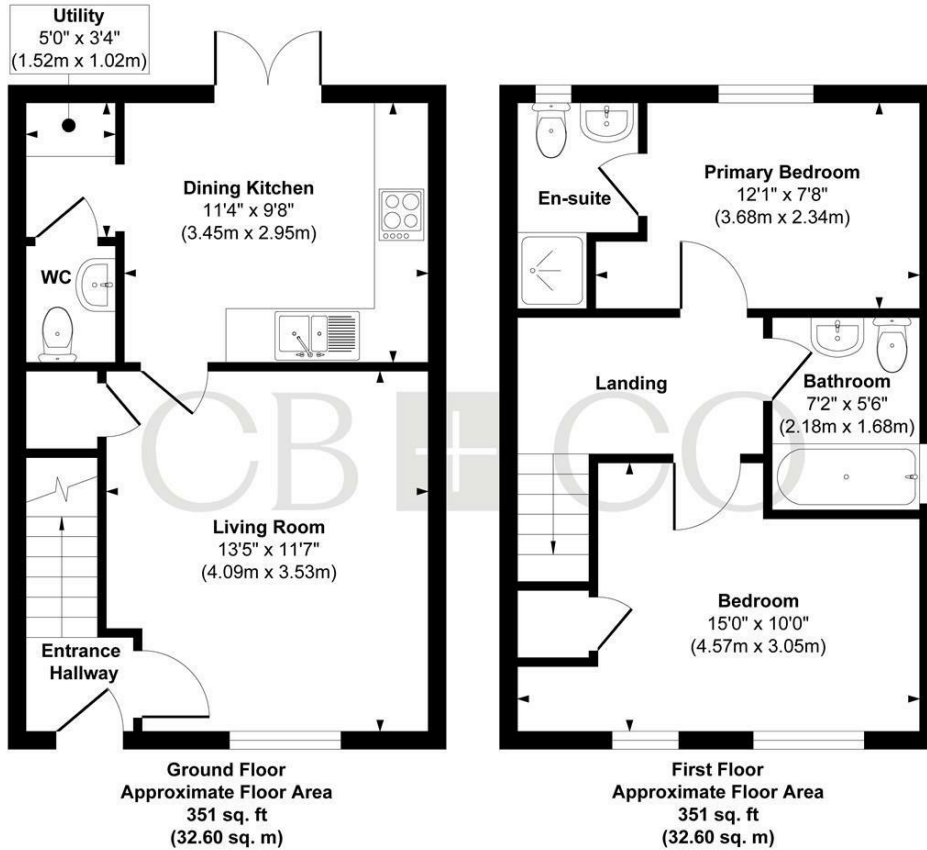
This is a community-focused area with plenty to offer, making it an appealing choice for those seeking a lifestyle that blends comfort, convenience and connection.







**Cloudberry Close, Bramble Gate, Mickleover, Derby**



**Approx. Gross Internal Floor Area 702 sq. ft / 65.20 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



*The Particulars*

- Stylish Modern Two Double Bedroom Semi-Detached Home
- Delightful Edge of Estate Position - Views Towards Open Green
- Built by Bloor Homes in 2024 - Quality Specification & NHBC Guarantee Remaining
- Ideal First Time Buy or for Young Professionals
- Entrance Hallway & Stylish Living Room
- Contemporary Dining Kitchen, Utility Area & WC
- Two Double Bedrooms, Contemporary Bathroom & En-Suite Shower Room
- Double Width Driveway & Enclosed Rear Garden
- Close to Countryside Walks & Mickleover Railway Path
- Close to First Class Local Shops & Amenities

*Size*

Approx 702.00 sq ft

*Energy Performance Certificate (EPC)*

Rating B

*Council Tax Band*

B

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*Let's Talk*

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