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1, DE23  
£585,000



# CURRAN BIRDS + CO

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



VIEWS TOWARDS PARKLAND - EDGE OF ESTATE POSITION - A most attractive double fronted five bedroom detached home of style and character, set on a generous corner plot position in this much sought after location on the edge of Heatherton Village and falling within the noted Griffe Field School catchment area. This spacious family home offers a versatile layout with beautiful entrance hallway with feature central staircase, spacious living room and dining rooms with feature panelled walls, study, conservatory and a well appointed dining kitchen with separate utility room. Upstairs, five well-proportioned bedrooms, including a primary bedroom with a contemporary en-suite shower room and there is a further four piece family bathroom. Outside, the property occupies this generous corner plot with driveway to the rear with double detached garage and a landscaped garden to the rear.





#### The Detail

Upon entering, the welcoming hallway sets the tone with its oak-effect flooring, recessed lighting, and central staircase. The ground floor provides an ideal balance of formal and informal spaces, including a study with built-in storage, a stylish dining room with a feature-paneled wall, and a spacious living room centred around a limestone fireplace with inset lighting. The conservatory, with its brick base and tinted glass roof, provides a tranquil retreat with direct access to the rear garden.

The heart of the home is the beautifully designed dining kitchen, fitted with white-paneled units, pewter handles, and granite-effect worktops. A range-style cooker, ceramic sink, and breakfast bar add to its practicality, while French doors seamlessly connect the space to the garden. A separate utility room provides additional storage and appliance space, with direct garden access.

Upstairs, five well-proportioned bedrooms are arranged around a spacious landing with built-in airing cupboards. The primary suite benefits from built-in wardrobes and a contemporary en-suite shower room. Bedroom three also offers built-in wardrobes, while the family bathroom features a four-piece suite with a corner bath and travertine-effect tiling.

Externally, the property boasts a beautifully maintained garden with a lawn, blue slate borders, and mature shrubs. There is a double-width driveway to the rear providing access to a detached double garage with power, lighting, and loft storage. Smart security features, including a Ring doorbell and app-controlled CCTV, provide peace of mind.





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### The Location

Richmond Close is situated in the sought-after Heatherton Village area, set in 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 Zanzibar fish and chip shop. There is also the popular Hollybrook Tavern Pub and Bollywood Indian Restaurant.

The property is within the catchment area for the highly regarded Griffie Field Primary School and also Derby Moor Academy both are located within a short walking distance of this property.

Nearby, the village centre provides independent shops, cafes, pubs, and convenient services, enhancing the area's appeal. Littleover also offers recreational facilities, green spaces, and a range of dining options, ensuring a lifestyle that blends convenience with comfort.

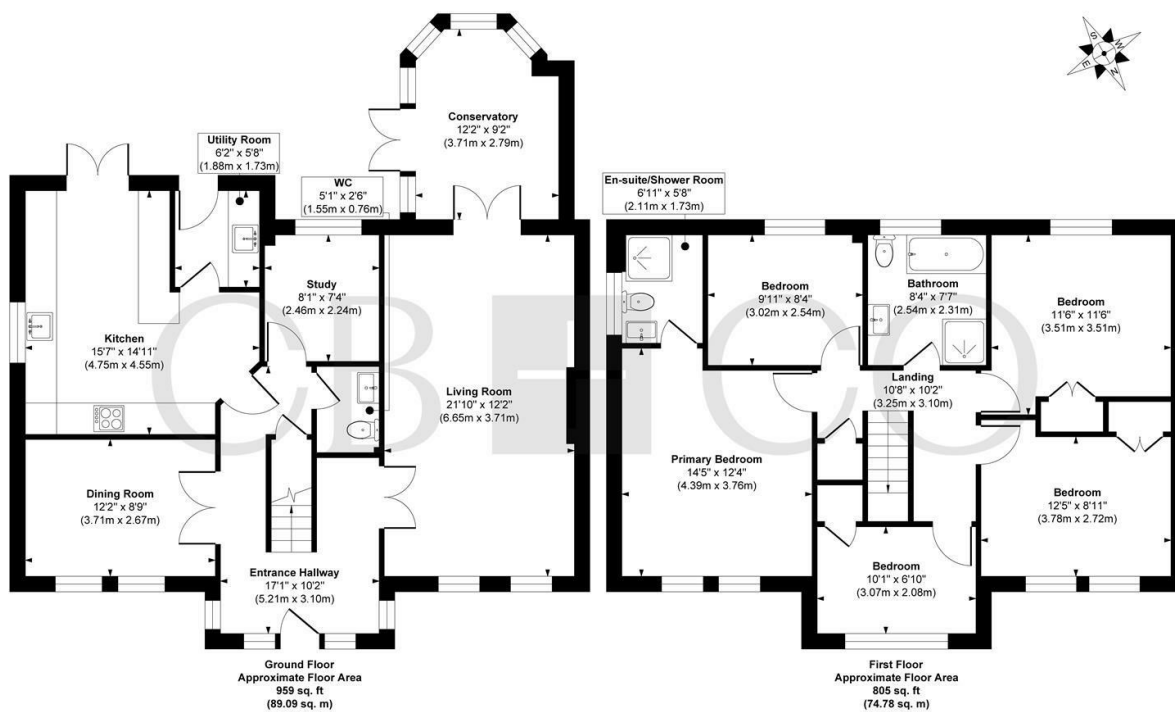
Transport links are exceptional, with regular bus services to Derby city centre and close proximity to the A38 and A50 for onward travel. Local employment opportunities include Rolls Royce, The Royal Derby Hospital, Toyota, and the University of Derby.







## Richmond Close, Heatherton Village, Derby



**Approx. Gross Internal Floor Area 1764 sq. ft / 163.87 sq. m**

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

Produced by Elements Property

## The Particulars

- Most Attractive Modern Detached Home of Style and Character
- Views Towards Parkland - Edge of Estate Location
- Griffie Field School Catchment & Derby Moor Academy Catchment
- Beautiful Entrance Hallway, WC & Dining Room
- Spacious Living Room & Conservatory
- Spacious Breakfast Kitchen with Range Cooker & Separate Utility Room
- Five Bedrooms, Family Bathroom & Primary Bedroom with En-Suite
- Generous Corner Plot - Driveway & Double Detached Garage
- Easy Access to the Royal Derby Hospital & Close to Excellent Shops & Amenities
- Close to Local Walks, Parks & Open Countryside

### Size

Approx 1764.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

F

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Let's *Talk*

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