

CURRAN BIRDS + CO

22, DE23
£270,000

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



Situated in the sought-after area of Littleover, this three-bedroom family home offers a perfect blend of space, style, and practicality. Boasting an extended ground floor, the property provides generous living areas ideal for family life and entertaining. The bright and airy lounge, featuring a large bay window, flows seamlessly into the spacious dining area with French doors that open onto the garden, creating an inviting atmosphere for both relaxation and hosting guests. The extended kitchen is modern and well-equipped, providing a functional space for everyday living. Outside, the large garden offers plenty of room for children to play or for outdoor dining, while off-road parking and a garage add further convenience. With excellent local amenities, schools, and key employers nearby, this home is the perfect choice for family living.





Melton Avenue is an inviting three-bedroom home offering a blend of comfort and space, making it ideal for family living. The ground floor begins with a welcoming entrance hall, featuring tile flooring, with a convenient WC and understairs storage. The large lounge, illuminated by a bay window, provides a relaxing space for the family. The spacious dining area, with French doors leading to the garden, provides a seamless indoor-outdoor flow, perfect for entertaining guests.

The extended kitchen is well-equipped with integrated appliances, including an oven and gas hob, stainless steel cooker hood, and a one-and-a-half bowl sink with mixer tap. The kitchen boasts modern finishes with matching wall and base units, and the tile flooring enhances its practicality. Upstairs, the property offers three generously sized bedrooms, each with built-in storage, along with a family bathroom featuring a bath, electric shower, wash basin, and WC.

The attic room provides additional space for storage. Outside, the property benefits from off-road parking and a garage with power. The large garden, with two lawn areas and a patio, is enclosed and ideal for children and pets to play safely.





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Located in the desirable Littleover area, Melton Avenue is ideally positioned for family living. Primary schools are right on the doorstep, and Derby Moor Secondary School is also within easy reach. The property is perfectly situated for local amenities, with shops just a short walk away at the bottom of Blagreaves Lane.

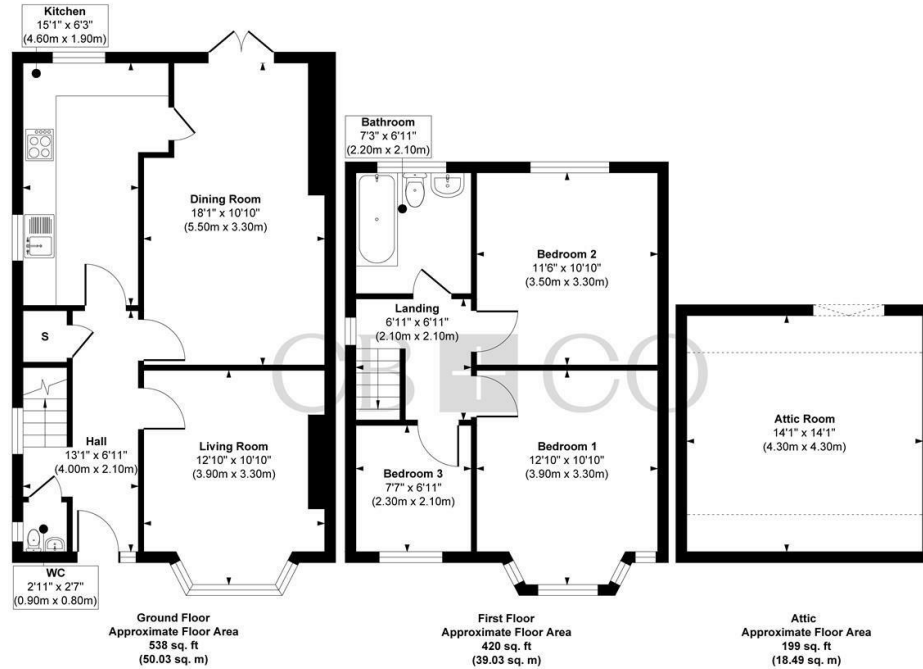
A nearby park offers green space for outdoor activities, and Littleover village, with its coffee shop and popular Zan Fish restaurant, is a short distance away, providing everything you need for a vibrant community lifestyle. The location is also convenient for professionals, with Derby Royal Hospital, Rolls Royce, and Toyota all close by. Excellent transport links, with easy access to major roads like the A38, A50, and M1, make commuting to Derby city centre and beyond effortless.







22 Melton Avenue, Littleover



Approx. Gross Internal Floor Area 1157 sq. ft / 107.55 sq. m

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

Produced by Elements Property

The Particulars

- Sought-After Location In A Desirable Area With Excellent Schools And Amenities Nearby
- Extended Ground Floor Offers Generous Space For Family Living
- Bright Lounge With A Large Bay Window Filling The Room With Natural Light
- Dining Area With French Doors Opening Onto The Garden
- Modern Kitchen With Integrated Appliances And Stylish Finishes
- Three Good Sized Bedrooms
- Attic Room, Accessed From Pull Down Ladder
- Large Garden With Two Lawn Areas And A Patio
- Off-Road Parking With Driveway, Garage To Rear
- Excellent Transport Links With Easy Access To A38, A50, And M1

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C

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Let's *Talk*

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