

CURRAN  
BIRDS  
+ CO

8, DE23  
£420,000



# CURRAN BIRDS + CO

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



LITTLEOVER SCHOOL CATCHMENT - CUL-DE-SAC LOCATION - This detached residence offers generous proportions and a layout carefully arranged for modern family living. Extended to enhance both space and flow, the property combines comfort, functionality, and considered design throughout.

Four double bedrooms, private gardens, and ample off-road parking support everyday practicality, complemented by a newly fitted en-suite and a new roof installed in 2025, along with updated soffits and fascias, (excluding the rear extension and front porch).

Well positioned for Littleover Village, falling within the catchment areas for Littleover Community School and Wren Park Primary, and within easy reach of Royal Derby Hospital, the home presents a balanced and well-connected lifestyle in one of Derby's most established residential settings.





#### The Detail

This extended four-bedroom detached home offers a thoughtfully designed layout with high-quality finishes throughout. Upon entry, a porch with a useful cloak cupboard provides practical storage and welcomes guests into a spacious entrance hall. The living room is an excellent size and features character elements, including feature Velux windows in the extended area, which fill the space with natural light and create a bright, inviting environment. A dedicated study space offers an ideal area for home working.

The heart of the home is the generous living kitchen/dining room, designed for both entertaining and family life. The kitchen area is fitted with modern units, integrated appliances, a kitchen island, and plenty of workspace, while the dining area opens through French doors to the private rear garden. Additional ground floor conveniences include a WC and a useful laundry cupboard.

Upstairs, four double bedrooms are complemented by a newly fitted en-suite to the master and a well-appointed family bathroom, offering style and comfort throughout.

The exterior features a private, enclosed garden laid to lawn with a decking patio, perfect for outdoor dining or relaxing. A double-width block-paved driveway provides parking for multiple vehicles, alongside a garage with power and lighting. Recent improvements include a new roof, soffits, and fascias (excluding rear extension and front porch).





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### The Location

Situated in a highly regarded Littleover cul-de-sac, the property offers a perfect balance of convenience and lifestyle. The village provides a Co-op supermarket, coffee shops, and traditional pubs, catering to everyday needs and socialising. Families benefit from being within the catchment areas for Littleover Community School and Wren Park Primary, with private schooling also available nearby at Derby High School and Derby Grammar School.

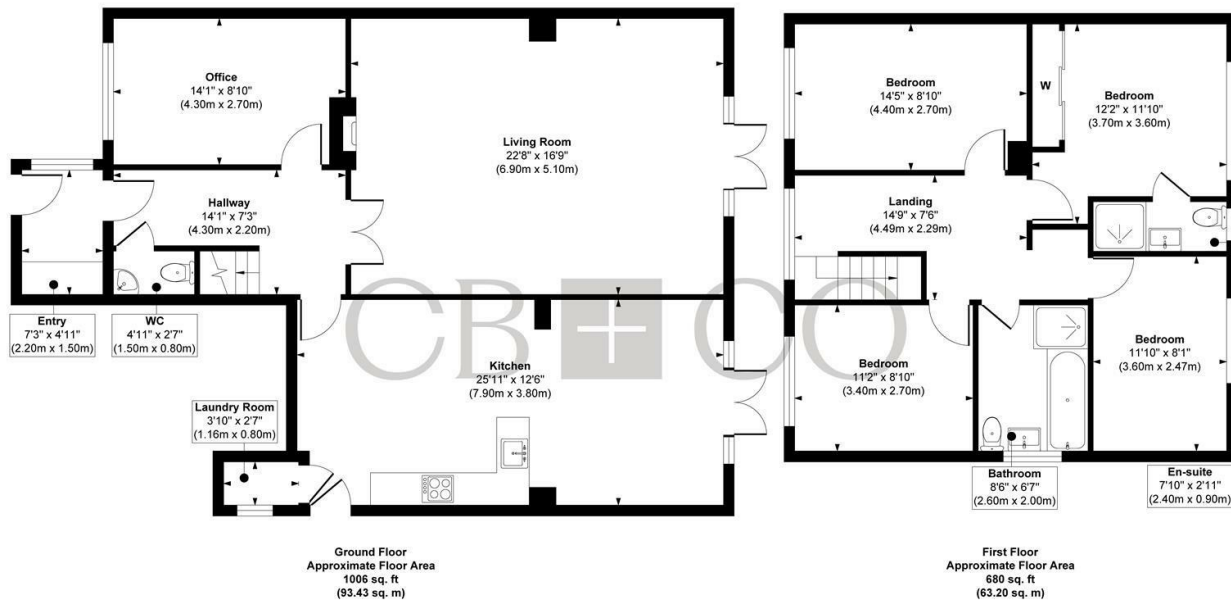
The home is within easy reach of the Royal Derby Hospital, ideal for healthcare professionals. Mickleover Village is close by, offering further shopping, dining, and leisure options, while Mickleover Golf Club presents an attractive and popular location for golfing and outdoor leisure.







## 8 Balmoral Close



**Approx. Gross Internal Floor Area 1686 sq. ft / 156.63 sq. m**

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

Produced by Elements Property

## The Particulars

- Extended Family Detached Home
- Four Double Bedrooms
- Newly Fitted En-Suite 2025 And Bathroom With Four Piece Suite
- Impressive Living Kitchen With Central Island And Dining Area
- Spacious Living Room With Feature Fireplace
- Flexible Family Room Or Study
- Private Rear Garden With Decking
- New Roof 2025 With Soffits And Fascias (Exc Porch/Extension)
- Cul-de-sac Location, Close To Derby Royal Hospital
- Littleover School And Wren Park School Catchments

### Size

Approx 1686.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

E

# CURRAN BIRDS + CO

Let's *Talk*

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