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7, DE3  
£299,950





# CURRAN BIRDS + CO

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



LITTLEOVER SCHOOL CATCHMENT AREA - A beautifully presented and improved three bedroom detached home with generous plot, occupying this ever popular position within easy walking distance of the excellent amenities in Mickleover village centre and the noted Brookfield Primary School.

The property has been improved over recent years with the installation of a stylish contemporary kitchen with appliances and an insulated roof has been added to the conservatory. The accommodation in brief comprises: entrance hallway, wc, spacious lounge dining room, conservatory and contemporary kitchen. The first floor landing leads to three well proportioned bedrooms and a well appointed bathroom.

The property offers a most generous lawned frontage and stands set back from Hedingham Way. There is a gated driveway to the side of the property and this leads to a detached garage and landscaped rear garden.









#### The Detail

This well-maintained three-bedroom detached home has been thoughtfully updated to provide a comfortable and contemporary living environment.

Upon entering the home, you are welcomed by a bright entrance hallway with dark wood-effect laminate flooring giving access to a ground floor WC is positioned just off the hallway and is fitted with a ceramic wash basin and chrome heated towel rail. The hallway also provides access to the lounge dining room and there are stairs leading to the first floor landing.

The generously proportioned lounge/dining room provides a warm and inviting space for both everyday living and entertaining. Fitted with a feature fireplace with pebble-effect gas fire adds a focal point, while the front-facing bay window and rear French doors create a light and airy feel throughout. From here, access leads into a brick-based conservatory with double-glazed uPVC windows and an insulated roof, making it suitable for use in all seasons.

The kitchen is a standout feature of the home, combining practical design with a clean, modern aesthetic. Finished with white high-gloss handleless units and quartz-effect worktops, the space is enhanced by a marble-effect hexagonal ceramic tiled splashback. Integrated appliances include a built-in electric oven, four-ring gas hob, and an extractor hood. One and a half bowl stainless steel sink with swan-neck mixer tap sits beneath a window overlooking the garden, and there is space provided for a freestanding washing machine.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a contemporary bathroom with three piece suite.









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### The Location

Mickleover 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.

Leisure facilities include Mickleover Golf Course, walks in nearby open countryside and access to the local cycle network. Excellent transport links are close by including easy access to the A38 and A50 trunk roads and the M1 motorway.

There are good schools at primary and secondary level with the property falling within the catchment area for the noted Brookfield Primary School and Littleover Community School.





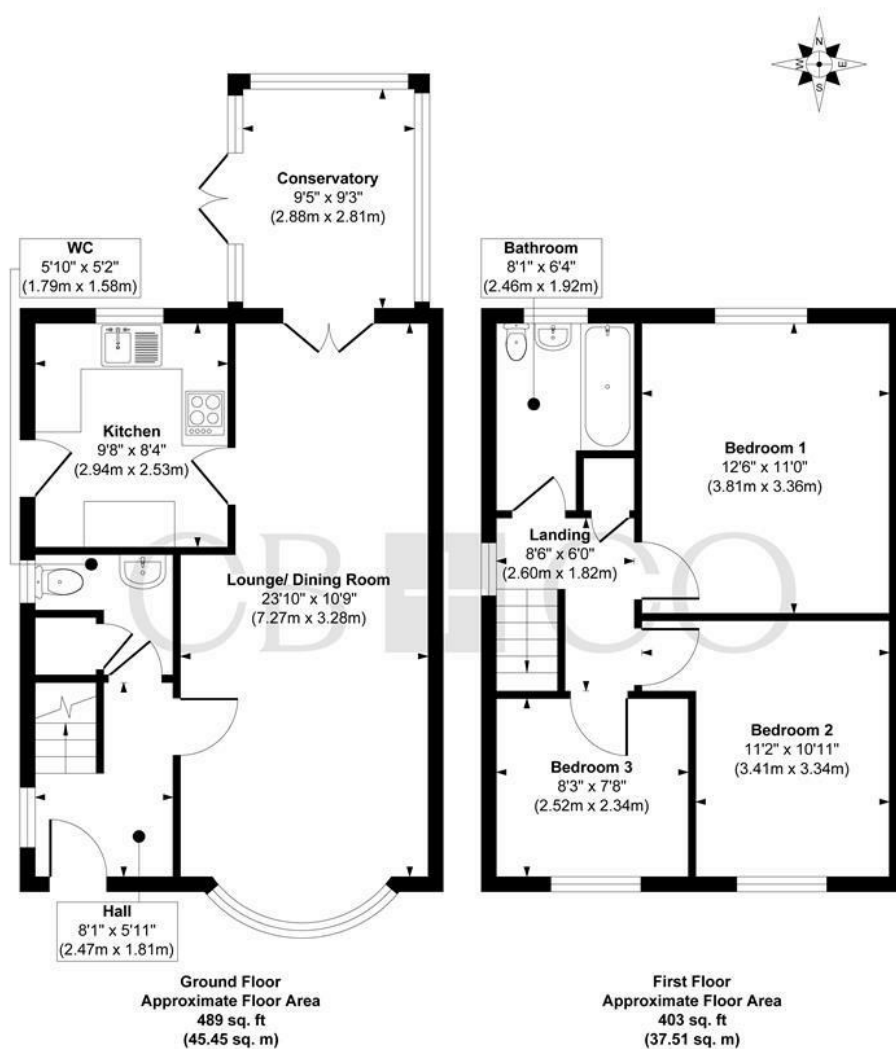








## Wretham Close, Mickleover, Derby



**Approx. Gross Internal Floor Area 892 sq. ft / 82.96 sq. m**

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

## The Particulars

- Beautifully Presented Three Bedroom Detached Home
- Sought after Cul-de-Sac Position - Generous Plot
- Entrance Hallway, WC & Spacious Lounge Dining Room
- Conservatory with Insulated Roof
- Recently Upgraded Contemporary Kitchen
- Three Bedrooms & Contemporary Bathroom
- Gated Driveway, Detached Garage & Landscaped Rear Gardens
- Generous Lawned Frontage - Set Back from Heddingham Way
- Littleover School & Brookfield Primary School Catchment Areas
- Close to Mickleover Village Centre & Excellent Local Amenities

### Size

Approx 892.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

C



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Let's *Talk*

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