

CURRAN  
BIRDS  
+ CO

335 Uttoxeter Road, DE3 9AH  
O.I.E.O £350,000



# CURRAN BIRDS + CO

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



LITTLEOVER AND WREN PARK SCHOOL CATCHMENTS - Enjoying an elevated position in one of Mickleover's most convenient residential settings, this well-presented three-bedroom home occupies a larger-than-average plot with a spacious driveway, detached garage, and a well-maintained rear garden featuring both patio and lawned areas.

The interior is thoughtfully arranged for modern living, including an open-plan bay-fronted lounge diner with French doors to the garden and an extended Wren kitchen fitted with high-quality appliances and stylish finishes throughout. Situated within the catchment areas for both Littleover Community School and Wren Park Primary, the property combines practical family living with considered design in a location known for its excellent amenities.





#### The Detail

Inside, the home opens into a welcoming hallway finished with herringbone-style flooring and feature wall panelling. A standard understairs cupboard houses the central heating boiler, while additional integrated storage provides useful everyday convenience.

The extended Wren kitchen is fitted with shaker-style units, soft-close drawers, and a full suite of high-quality integrated appliances, including a Bosch five-ring induction hob, Neff double ovens, integrated Bosch washing machine, fridge freezer, and Neff dishwasher. Recessed lighting and motion-activated LED strips add a smart finishing touch, and a door provides direct access to the rear garden.

The open-plan lounge diner features a wide bay window to the front and French doors at the rear, allowing plenty of natural light to flow through the space. A feature fireplace, coved ceiling, and dual radiators create a comfortable and versatile area for both relaxing and entertaining.

Outside, the property sits on a generous plot with a block-paved driveway offering ample parking and a detached brick-built garage with electric roller door, lighting and multiple power sockets. The rear garden includes a patio, awning, lawned area, timber shed, and mature planted borders, all enclosed by fencing and hedging. Gated side access and two external water taps add further practicality to this well-maintained outdoor space.





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### The Location

Positioned in a well-connected part of Mickleover, this property offers excellent access to everyday amenities, leisure opportunities, and respected local schools. It sits within the catchment areas for both Littleover Community School and Wren Park Primary School, making it an ideal option for families seeking quality education.

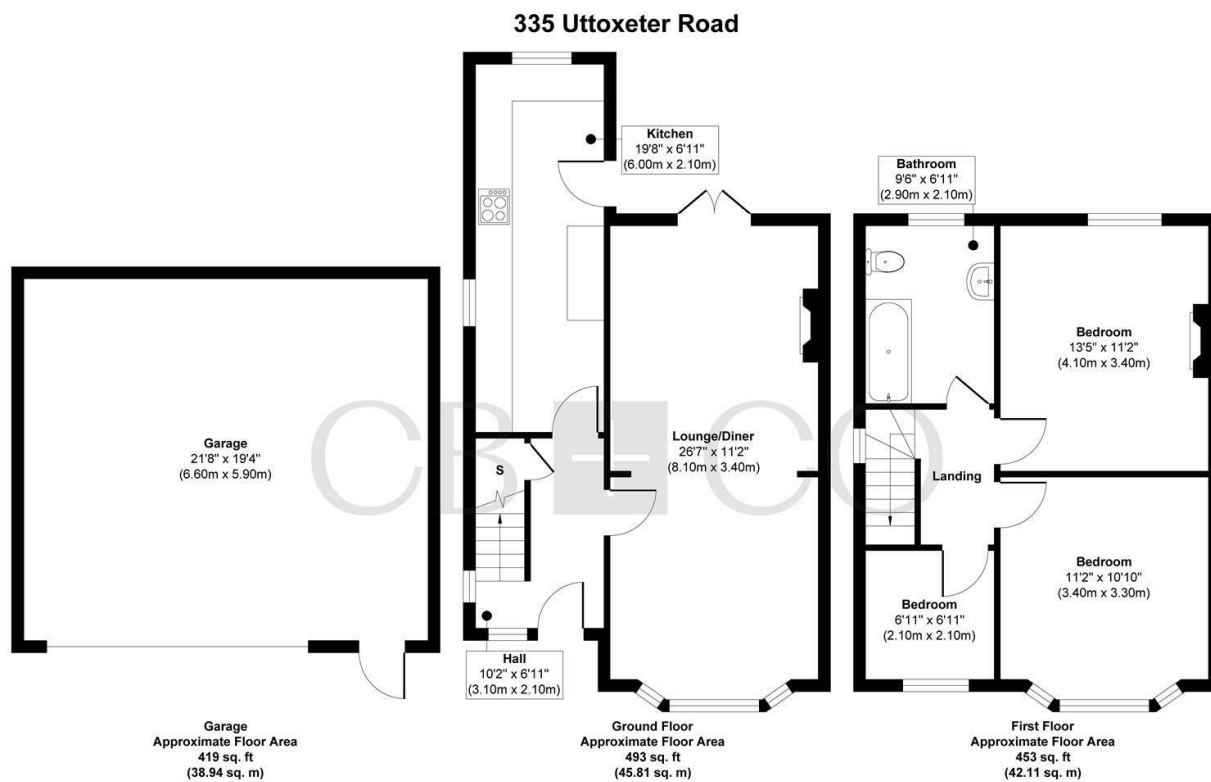
Derby Royal Hospital is within walking distance, and Mickleover Golf Course is close by for those who enjoy outdoor recreation.

A nearby Aldi supermarket adds extra day-to-day convenience, while Mickleover village centre is just minutes away, offering a range of shops, cafés and social venues. Local highlights include Brooks, The Binary, and several fitness facilities offering classes in yoga, pilates, and more. Whether enjoying a relaxed coffee or staying active, this location supports a lifestyle that's both practical and well-rounded.









**Approx. Gross Internal Floor Area 1365 sq. ft / 126.86 sq. m (Including Garage)**

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

## The Particulars

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C

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Let's *Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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