

CURRAN  
BIRDS  
+ CO



Newton Green, Arundel Avenue

Mickleover, Derby

Offers in excess of: £525,000



CURRAN BIRDS + CO



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



**PRIVATE GATED DEVELOPMENT, NO CHAIN** - A most spacious, three double bedroom detached bungalow of style and character with delightful south facing garden plot. The property occupies this exclusive gated development of only five prestigious homes, located off Arundel Avenue within easy access of the Royal Derby Hospital and first class local amenities in Mickleover Village centre.

This property offers beautifully proportioned living accommodation with over 1300 square feet and features: reception hallway, cloaks wc, spacious sitting room, well appointed breakfast kitchen with living area, three double bedrooms and a four piece bathroom suite. The spacious primary bedroom also has an en-suite shower room.

Outside, the property is approached off Arundel Avenue through double opening remote control gates with a driveway providing access to only five prestigious homes. This property has a lawned foregarden, driveway leading to a detached single garage. There is a delightful private and mature south facing garden to the rear.





#### The Detail

This property offers an excellent layout with spacious, well-proportioned rooms throughout with neutral presentation, offering great potential for personalisation.

The reception hallway features a Regency-style entrance door with full-height glazed side panels and generous cloaks storage. A convenient guest cloakroom includes a modern white suite with tiled splashbacks and an extractor fan.

The spacious sitting room centres around an elegant marble fireplace with a living flame fire, while double glazed windows and French doors open onto the south-facing rear garden.

The living kitchen is fitted with a range of Birch wood effect units, granite-effect work surfaces, integrated appliances, and matching French doors leading outside. A separate utility room offers additional storage, appliance space and a combination boiler.

The spacious primary bedroom suite includes fitted wardrobes and French doors opening directly to the rear garden, alongside a private en suite with a modern three-piece suite and tiled double shower. Two further double bedrooms each offer fitted recessed wardrobes, with the main bathroom providing a contemporary four-piece suite including both bath and separate shower.

Externally, the home occupies a generous south-facing plot within a desirable enclave. Twin wrought-iron security gates lead to a private courtyard, lawned frontage, and block-paved driveway with parking for two vehicles, as well as a detached brick garage with power and lighting.

There is gated access leading to a generous south facing rear garden with paved patio, generous lawn, mature borders and enclosed by timber fence panelled boundary.







CURRAN BIRDS + CO

## 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, dentists and fitness centre. 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 and Brooks wine bar & deli.

This property is situated just a short walk away from a parade of shops on Devonshire Drive and includes a pharmacy and post office and there is also a regular bus service that runs from Devonshire Drive to the Royal Derby Hospital and Derby City Centre

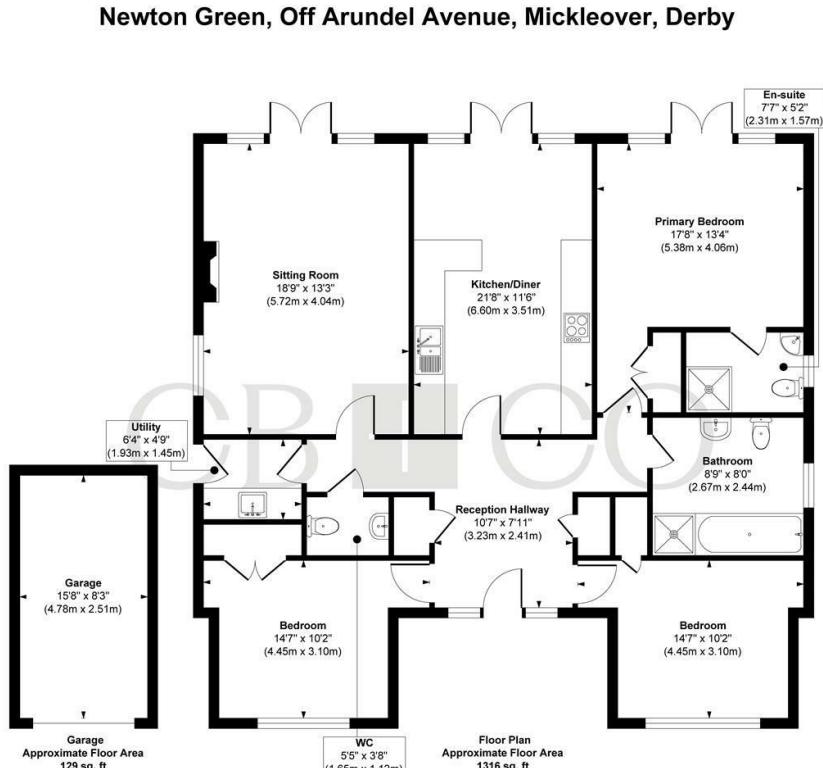
Leisure facilities include Mickleover Golf Course, walks in nearby open countryside and access to the local cycle network. Excellent transport links are close by including easy access to the A38 and A50 trunk roads and the M1 motorway.

There are good schools at primary and secondary level with the property falling within the catchment area for Ravensdale Junior School and Murray Park Secondary School.









## The Particulars

- Spacious Detached Three Bedroom Bungalow
- Premier Location - Exclusive Gated Development
- Easy Access to Mickleover's First Class Range of Amenities
- Reception Hallway, WC, Sitting Room & Living Kitchen
- Three Bedrooms & Four Piece Bathroom
- Spacious Primary Bedroom with En-Suite Shower Room
- Driveway & Detached Single Garage
- Delightful South Facing Mature Gardens
- Close to the Royal Derby Hospital
- No Chain Involved

### Size

Approx 1496.20 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

E

# CURRAN BIRDS CO

The logo consists of the company name 'CURRAN BIRDS CO' in a large, white, serif font. To the left of the word 'CURRAN' is a white square containing a black plus sign (+).

*Let's Talk*

01332 411050  
[hello@curranbirds.co](mailto:hello@curranbirds.co)  
[curranbirds.co](http://curranbirds.co)

The particulars above are a guide, not an offer or contract. Descriptions, photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.