

CURRAN BIRDS + CO

Fenton Road
Mickleover, Derby
£230,000



CURRAN BIRDS + CO

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



IDEAL FIRST TIME BUY - An opportunity to acquire this extended and well-presented traditional three-bedroom mid-townhouse, situated in this popular location close to excellent local amenities and Mickleover Primary School. Offering well-proportioned accommodation throughout, the property is ideally suited to first-time buyers and young families.

Benefiting from gas central heating via a combination boiler and uPVC double glazing, the accommodation briefly comprises an entrance porch, hallway, bay-fronted lounge, dining kitchen, and conservatory. To the first floor are three bedrooms, including two generous double bedrooms, together with a contemporary family bathroom.

Outside, the property enjoys a full-width driveway providing off-road parking for two vehicles. To the rear is an enclosed landscaped garden with a paved patio and lawned area, offering an ideal space for outdoor relaxation and entertaining.





The Detail

The property is entered via a panelled composite door into an entrance porch with tiled flooring and double-glazed windows. An obscure-glazed door leads into a welcoming hallway with built-in coat storage, coved ceiling and staircase to the first floor. The bright living room features a bay window, oak-style flooring and a feature fireplace with a marble hearth and pebble-effect gas fire.

To the rear, the dining kitchen is fitted with maple-effect units, granite-effect work surfaces, tiled splashbacks and an integrated Bosch oven with five-ring gas hob and extractor. There is space for additional appliances, understairs storage and views over the rear garden. Double doors open into a light-filled conservatory, providing additional reception space with direct garden access.

The first floor offers three well-proportioned bedrooms and a modern family bathroom. The principal bedroom overlooks the front, while the second enjoys garden views and includes a cupboard housing the Worcester Bosch combination boiler. Bedroom three is currently used as a study/dressing room and benefits from over-stairs storage. The bathroom is fitted with a white suite comprising an L-shaped bath with rainfall shower, vanity wash basin, concealed-cistern WC, heated towel rail and stylish tiling.



Outside, a full-width driveway provides off-road parking for two vehicles. The enclosed rear garden features a paved patio, lawn, metal-framed shed and gated rear access.





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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. There are good schools at primary and secondary level.

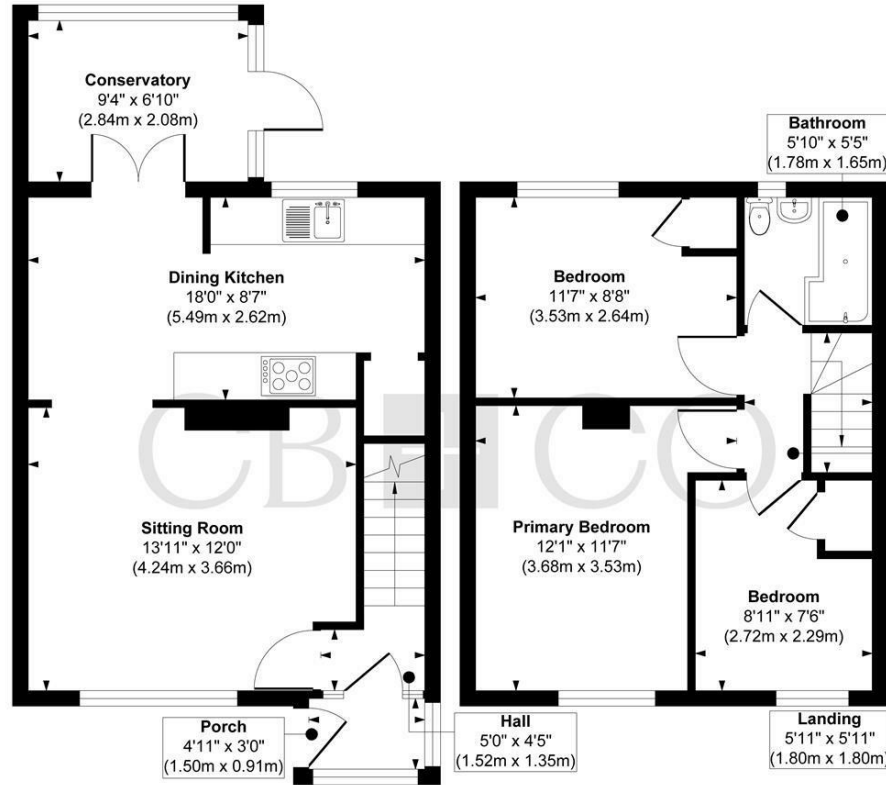
Leisure facilities include Mickleover Golf Course, walks in nearby open countryside and access to the local cycle network. Excellent transport links are close by including easy access to the A38 and A50 trunk roads and the M1 motorway.







Fenton Road, Mickleover, Derby



Ground Floor
 Approximate Floor Area
 438 sq. ft
 (40.69 sq. m)

First Floor
 Approximate Floor Area
 352 sq. ft
 (32.70 sq. m)

Approx. Gross Internal Floor Area 790 sq. ft / 73.39 sq. m

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



The Particulars

- Well Presented Three Bedroom Mid Townhouse
- Ideal for First Time Buyer or Young Family
- Gas Central Heating & Double Glazing
- Porch, Entrance Hallway & Stylish Lounge
- Dining Kitchen & Conservatory
- Three Bedrooms & Superb Contemporary Bathroom
- Driveway for Two Cars & Landscaped Enclosed Rear Garden
- Easy Access to the Royal Derby Hospital
- Close to Mickleover's First Class Range of Local Amenities
- Just a Short Walk Away from Silverhill & Mickleover Primary Schools

Size

Approx 790.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

B

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Let's Talk

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