

CURRAN  
BIRDS  
CO



Uttoxeter Road  
Mickleover, Derby  
£299,950



CURRAN BIRDS + CO

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



**LITTLEOVER SCHOOL & WREN PARK PRIMARY SCHOOL CATCHMENT -**  
A most deceptively spacious, three bedroom bay fronted style semi-detached home with generous frontage and south facing rear garden, set within this highly convenient location just a short walk away from the Derby Royal Hospital and offering easy access to excellent amenities in both Mickleover and Littleover.

The accommodation has the benefit of a combination boiler gas central heating system, double glazing and in brief the accommodation comprises entrance hallway, lounge with bay window, dining room, contemporary Wren designed kitchen and utility room/wc. The first floor landing leads to three bedrooms including two well proportioned double bedrooms and a contemporary bathroom.

This property stands beautifully set back from Uttoxeter Road with a generous frontage with a block paved driveway providing parking for four cars. There is pathway access to the side and the beautiful private and enclosed south facing rear garden.





## The Detail

Positioned on the ever-popular Uttoxeter Road in Mickleover, this well-presented home offers a stylish and practical layout ideal for modern living.

Upon entering, a welcoming hallway with solid oak flooring leads to the principal reception spaces and staircase.

The front-facing lounge features a contemporary fireplace with a pebble-effect gas fire, creating a cosy focal point. To the rear, a spacious dining room with modern flooring provides an excellent setting for entertaining and flows seamlessly into the thoughtfully designed Wren kitchen. The kitchen is fitted with sleek grey units, wood block worktops, and quality appliances, complemented by a rear lobby giving access to the garden and a useful utility/WC.

Upstairs, the semi-galleried landing leads to three bedrooms, including two generous double bedrooms. The primary bedroom with built-in wardrobes and a single third bedroom at the rear of the property. There is also stylish, fully tiled contemporary bathroom with a mains-fed shower over bath.

Externally, the property is set back from the road, benefiting from a generous block-paved driveway providing ample parking, alongside an attractive raised planting bed. There is pathway access to the side of the property leading a delightful south facing landscaped rear garden which offers a generous Indian sandstone paved seating area with area laid to lawn and a timber framed shed.







CURRAN BIRDS + CO

## The Location

Living on Uttoxeter Road in Mickleover offers convenience, community, and comfort. Situated close to both Littleover and Mickleover, you'll have easy access to local amenities, transport link, reputable schools, and abundant recreational options.

The property is located just a short walk from the Royal Derby Hospital and is also positioned close to Mickleover Village, that offers a diverse array of local pubs and bars with many options to eat out. There are local shops, a Tesco supermarket and a gym offering a wide range of classes for the fitness enthusiast. Mickleover Golf Club is only a short walk away with a high quality 18 hole course.

The property is situated within the catchment area for Littleover Community School and Wren Park Primary School which is located just a few minutes walk away.

This convenient location is only a short drive from major commuter links such as the A38 and A50 and has regular bus services on its doorstep to both Derby and Burton.







**Uttoxeter Road, Mickleover, Derby**



**Approx. Gross Internal Floor Area 1061 sq. ft / 98.56 sq. m**

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

*The Particulars*

- Deceptively Spacious Three Bedroom Semi-Detached Home
- Littleover School & Wren Park Primary School Catchments
- Ideal for Young Family or Professionals
- Well Presented - Gas Central Heating & Double Glazing
- Entrance Hallway, Lounge with bay Window & Dining Room
- Wren Designed Contemporary Kitchen & Separate Utility Room WC
- Three Bedrooms & Contemporary Bathroom
- Set Back from the Road - Generous Driveway - Parking for Four Cars
- Delightful South Facing Landscaped Rear Garden
- Close to the Royal Derby Hospital

*Size*

Approx 1061.00 sq ft

*Energy Performance Certificate (EPC)*

Rating D

*Council Tax Band*

C

CURRAN BIRDS + CO

# CURRAN BIRDS + CO



*Let's Talk*

01332 411050  
hello@curranbirds.co  
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.