

CURRAN  
BIRDS  
+ CO

Kinglas Drive, Cotchett Village  
Mickleover, Derby  
£270,000



# CURRAN BIRDS + CO

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



**SUPERB HIGH SPECIFICATION & DELIGHTFUL LANDSCAPED GARDEN -**  
A most attractive modern three-bedroom semi-detached home built by Avant Homes in 2020, offering a superb ground floor open plan layout and stylish upgraded contemporary fittings throughout and delightful landscaped garden with two porcelain paved patio areas and artificial lawn. The property is set within the highly sought after Cotchett Village development on the edge of Mickelover offering easy access to Mickelover's first class range of local amenities.

This property offers Avant Homes upgraded specification and offers a thoughtfully designed interior with impressive open plan living on the ground floor including a ground floor wc, beautifully appointed kitchen area with open plan access to a living room with bi-folding doors giving access to the rear garden. Upstairs the first floor landing leads to three well proportioned bedrooms and a contemporary bathroom.

Externally, the property has a driveway for two cars and front lawn area. The superb enclosed rear garden has been professionally landscaped with two spacious porcelain paved patio areas and artificial lawn.





## The Detail

A most stylish and characterful semi-detached home, built by Avant Homes in 2020, located within the highly sought-after Cotchett Village development on the edge of Mickleover. This property offers a superb contemporary specification with many upgrades and also benefits from a professionally landscaped low maintenance rear garden with porcelain paved patios and artificial lawn.

Designed for modern living, this attractive three-bedroom home features a spacious and light-filled open-plan layout on the ground floor. A contemporary kitchen flows seamlessly into the living area, which benefits from bi-folding doors opening onto the enclosed rear garden.

The property is entered via a composite panelled front door into the kitchen, which enjoys a front-facing window. The kitchen is fitted with a stylish range of two tone contemporary wall, base and drawer units with handle-less design complemented by woodgrain-effect worktops. Integrated appliances include an induction hob, electric oven, microwave, fridge freezer and dishwasher. From the kitchen, there is access to a contemporary downstairs wc with a two-piece suite, a useful understairs storage cupboard, and open-plan access to the living room.



To the first floor, the landing leads to three well-proportioned bedrooms and a contemporary family bathroom fitted with a white three-piece suite. The generously sized primary bedroom has stylish panelled wall, storage cupboard and two front-facing windows. The two rear bedrooms both benefit from bespoke built in wardrobes with stylish fittings.

Externally, the property offers a driveway to the front with parking for two vehicles and a lawned front garden area. Gated side access leads to the superb professionally landscaped enclosed rear garden, which features two porcelain paved patio areas and artificial lawned area with a fence panelled boundary.





CURRAN BIRDS + CO

## The Location

Set within the Cotchett Village development, this edge-of-Mickleover location offers the feel of a residential enclave while remaining close to a wealth of local attractions.

The nearby Mickleover villaget provides easy access to everyday essentials including M&S Food, TescoSupermarket, Sainsbury's Local, and a range of independent shops. Dining options are varied and well-regarded—The Binary serves casual meals throughout the day, while Brooks Wine Bar, newly opened, brings a more refined setting for evening drinks. The Farmhouse at Mackworth offers a traditional favourite for Sunday roasts or dinner with friends.

For coffee and catch-ups, locals rate Java and The Alphabet for their relaxed atmosphere and quality brews. Those who enjoy the outdoors will appreciate the nearby Mickleover Trail, a popular traffic-free route ideal for walking, cycling or running, with green open views along the way.

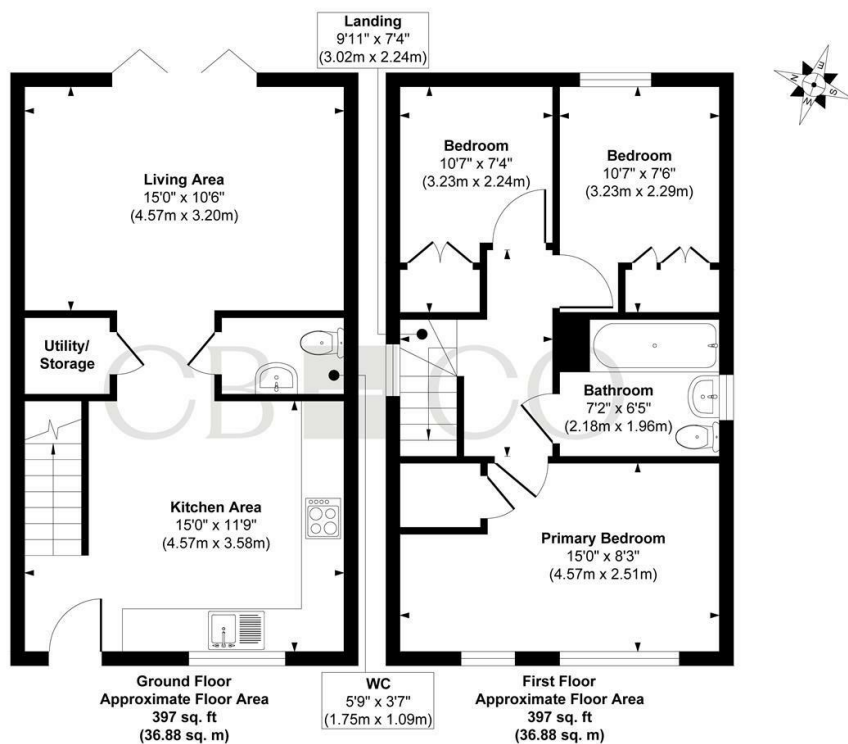
This is a community-focused area with plenty to offer, making it an appealing choice for those seeking a lifestyle that blends comfort, convenience and connection.







## Kinglas Drive, Cotchett Village, Mickleover, Derby



**Approx. Gross Internal Floor Area 794 sq. ft / 73.76 sq. m**

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

## The Particulars

- Superb Modern Three Bedroom Semi-Detached Home with Open Plan Living
- Ideal First Time Buy or for Young Professionals or Family
- Built by Avant Homes in 2020 - NHBC Guarantee Remaining
- Superb Contemporary Kitchen with Integrated Appliances & Downstairs WC
- Open Plan Living Room with Bi-Folding Doors to Garden
- Three Bedrooms, Two with Bespoke Built in Wardrobes & Contemporary Bathroom
- Superb Landscaped Rear Garden with Artificial Lawn & Porcelain Paved Patio
- John Port Academy School Catchment
- Easy Access to First Class Local Amenities in Mickleover & Royal Derby Hospital

### Size

Approx 794.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

C

# 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.

© Curran Birds + Co 2024 All rights Reserved