

CURRAN
BIRDS
+ CO

310, DE3
£375,000



CURRAN BIRDS + CO

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



SUPERB EXTENDED OPEN PLAN DINING KITCHEN - A well presented and improved, extended three bedroom semi-detached home with a stunning extended open plan dining kitchen with contemporary units, quartz worksurfaces and a large glass lantern and bi-folding doors leading to the extensive rear garden. The property is situated on a generous plot and located just a short walk away from the Royal Derby Hospital and the noted Wren Park Primary School.

This stylish updated property seamlessly blends period charm with modern family living and in brief comprises: entrance hallway, downstairs wc, living room with bay window and open plan access leading through to a family snug area and the stunning extended open plan dining kitchen. There is also a separate utility room. Upstairs the first floor landing leads to three bedrooms and contemporary bathroom.

Outside, a private driveway offers parking for multiple vehicles, while the large mature enclosed rear garden provides an ideal space for entertaining or relaxing with a raised level porcelain paved patio and generous lawn.





The Detail

The property opens with a welcoming entrance hallway, featuring original period tiling and ornate ceiling details, setting the tone for the traditional-meets-modern style throughout. The hallway provides access through traditional wood panelled doors to a downstairs wc, living room and the snug family area.

The stylish front-facing living room, complete with a bay window also has a feature cast iron fireplace and grey laminate flooring. This flows through into a flexible family snug area and then this gives access to the most impressive open plan kitchen-dining space with large glass lantern and bi-folding doors giving access to the rear garden.

The kitchen area is fitted with a range of blue wood panelled units with brass-effect handles, white quartz work surfaces and a double Belfast sink and a range of integrated appliances including two electric ovens, a five-ring gas hob, extractor fan and dishwasher, with space allocated for an American-style fridge-freezer. A large built-in dining island offers additional storage and seating. A separate utility room offers further convenience, fitted with oak-effect worktops, stainless steel sink, metro tiled splashbacks and plumbing for a washer and dryer.

Upstairs, the first floor landing leads to three well-proportioned bedrooms provide comfortable accommodation, with two generous double bedrooms and further single bedroom. A stylish, contemporary bathroom serves the first floor, complete with a white three-piece suite, glazed shower screen, chrome fixtures, feature tiling and chrome heated towel rail.

Externally, the front of the property includes a tarmac driveway for up to three vehicles. A true feature of this property is the extensive enclosed rear garden featuring a raised level porcelain paved patio, generous lawn, well-stocked borders and a mature hedgerow boundary, all fully enclosed for privacy.





CURRAN BIRDS + CO

The Location

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 Wren Park Primary School which is located just a few minutes walk away.

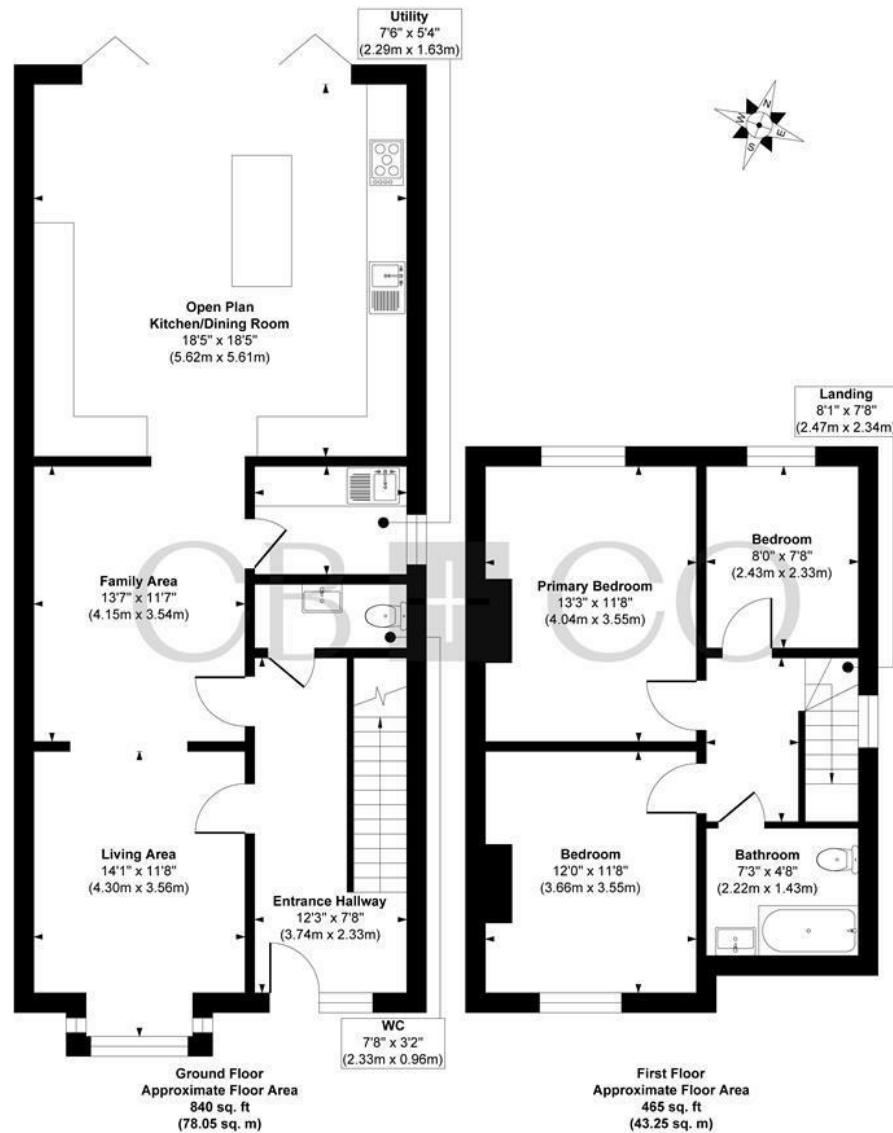
This convenient location is only a short drive from major commuter links such as the A38 and A50 and has regular bus services on its doorstep to both Derby and Burton.







Uttoxeter Road, Mickleover, Derby



Approx. Gross Internal Floor Area 1305 sq. ft / 121.30 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Semi-Detached Home with Superb Open Plan Kitchen Extension
- Well Presented & Stylish Contemporary Kitchen
- Entrance Hallway, Downstairs WC & Utility Room
- Living Room with Bay Window & Open Plan Access to Family Snug Area
- Superb Open Plan Dining Kitchen with Dining Island, Glass Lantern & Bi-Folding Doors
- Three Bedrooms & Contemporary Bathroom
- Generous Driveway & Extensive Mature Rear Garden
- Wren Park Primary School Catchment Area
- Close to Excellent Shops & Amenities in Littleover and Mickleover
- Close to the Royal Derby Hospital - Just a Few Minutes Walk Away

Size

Approx 1305.00 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.

© Curran Birds + Co 2024 All rights Reserved