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Millward Drive,  
Mickleover  
£450,000



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



STYLISHLY PRESENTED FAMILY HOME WITH LANDSCAPED GARDEN – Situated within a quiet cul-de-sac and adjacent to a green area and walkway, this beautifully presented Bloor Homes property offers an excellent balance of space, light, and contemporary design. Stylish decoration runs throughout, including feature wall panelling and Amtico flooring, creating a stylish contemporary interior.

The layout has been thoughtfully arranged for modern living, centred around an impressive open-plan kitchen, dining, and sitting area, ideal for both everyday use and entertaining, alongside a bright dual-aspect lounge and a separate study. To the first floor, four well-proportioned bedrooms include a principal bedroom with en-suite facilities. A landscaped rear garden, driveway, and garage further enhance the practicality and overall appeal of this home.

The property is also within close proximity to the Great Northern Greenway, which is excellent for walking, cycling, and running.





## The Detail

The property is entered via a welcoming hallway finished with Amtico flooring and feature wall panelling, with a useful built-in cloak cupboard providing practical storage. To the front, a dedicated study offers an ideal space for home working or quiet use. The lounge is a bright and well-proportioned reception room, enhanced by a bay window to the side and a further front-facing window, creating a pleasant and light-filled space.

To the rear of the property is a superb open-plan kitchen, dining, and sitting area, forming the main focal point of the home. The kitchen is fitted with shaker-style units, Bosch integrated appliances including oven, grill and hob with extractor over, tiled splashbacks, and space for a fridge-freezer. The dining and sitting areas flow seamlessly from the kitchen, with the sitting space enjoying a high-pitched ceiling with Velux windows and French doors opening directly onto the rear garden. A separate utility room provides additional storage, plumbing for a washing machine, and side access to the driveway, alongside housing the wall-mounted combination boiler.

To the first floor, the principal bedroom is positioned to the front and features fitted mirrored wardrobes and a stylish en-suite shower room with walk-in shower, tiled finishes, WC, wash hand basin, and recessed lighting. Three further bedrooms are accessed from the landing, including a second front-facing bedroom with dual aspect windows and two rear-facing bedrooms, one of which benefits from additional side elevation windows. The landing also provides access to the loft space and an airing cupboard.

The family bathroom is fitted with a four-piece suite comprising a panelled bath, separate shower cubicle with thermostatic shower, WC and wash hand basin, complemented by tiled flooring, recessed lighting, and an extractor fan.

Externally, the property occupies a pleasant position within a quiet cul-de-sac, adjacent to a green area and walkway. To the front, a tarmac driveway provides parking for two vehicles and leads to a garage with up-and-over door, power and lighting. The rear garden is fully landscaped with a combination of paved seating areas, raised planting beds, and slate sections, creating a low-maintenance and well-structured outdoor space. Additional features include an outside tap, timber shed, gravelled areas behind the garage, and gated access back to the driveway.





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## The Location

Situated within the Manor Farm Fields development, the property enjoys a well-regarded residential setting with a strong sense of community and excellent local connectivity. The Great Northern Greenway is close by, offering an extensive route ideal for walking, cycling, and running, with direct access into surrounding green spaces and open countryside.

Mickleover village centre is within easy reach, providing a wide range of everyday amenities including supermarkets, independent shops, cafés, and essential services. The area also offers a selection of well-regarded pubs, restaurants, and bars, creating a good balance of convenience and leisure options.

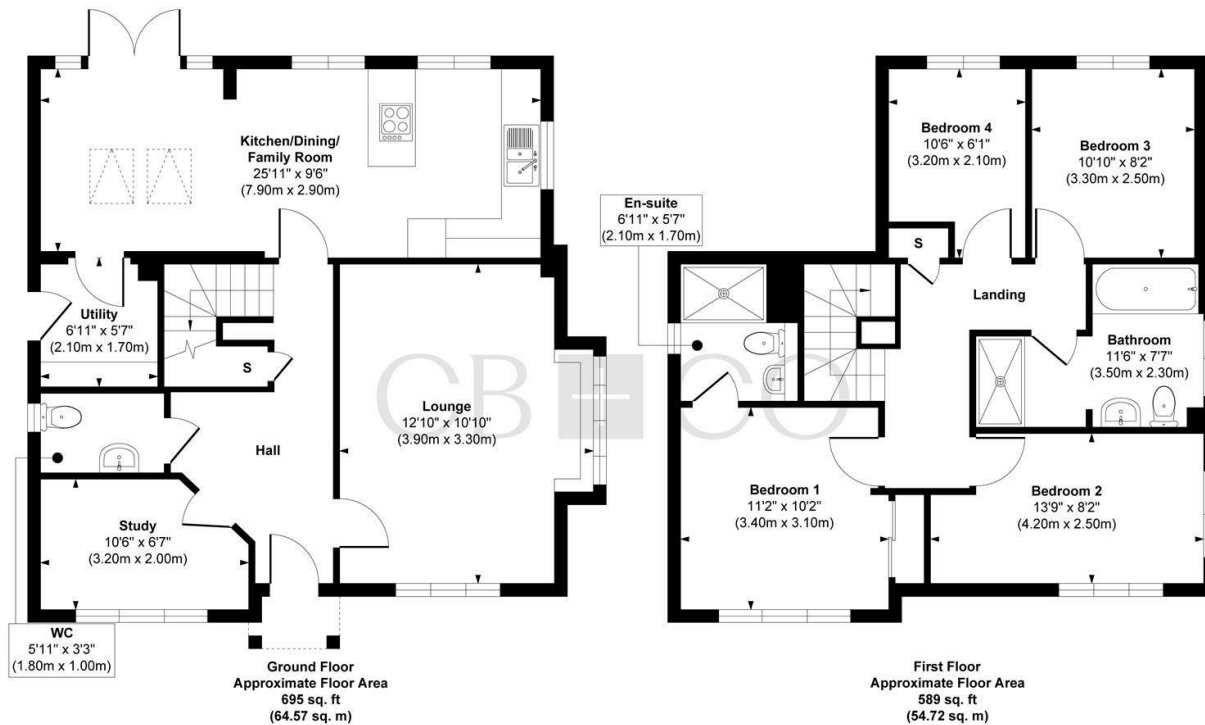
There are several nearby primary schools, making the location particularly appealing for families, alongside a variety of fitness facilities and recreational opportunities.







**Millward Drive**



**Approx. Gross Internal Floor Area 1284 sq. ft / 119.29 sq. m**

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

Produced by Elements Property

## The Particulars

- Sought After Manor Farm Fields Development By Bloor Homes
- Stylish Modern Detached Property, Four Good Sized Bedrooms
- Quiet Cul-De-Sac Position, Adjacent To Estate Walkway
- Open Plan Kitchen Dining Living Space, High Pitched Ceiling With Velux Windows
- Bosch Integrated Kitchen Appliances
- Bright Lounge With Feature Bay Window
- Study With Pleasant Aspect To Front
- Landscaped Rear Garden With Raised Beds, Ideal For Entertaining
- Driveway Leading To Brick Garage
- Contemporary Presentation, Feature Wall Paneling, Amtico Flooring

### Size

Approx 1284.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

E

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*Let's Talk*

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