

CURRAN  
BIRDS  
+ GO

1, DE3  
£280,000





CURRAN BIRDS + CO

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



**SUPERB OPEN PLAN LIVING** - A most attractive double-fronted, three-bedroom semi-detached home built by Avant Homes in 2022 to an impressive specification with stylish contemporary fittings throughout. The property is situated on the highly sought after Cotchett Village development on the edge of Mickleover.

This property offers a thoughtfully designed interior with impressive open plan living on the ground floor including living dining area and beautifully appointed open plan kitchen. Upstairs the first floor landing leads to three well proportioned bedrooms and contemporary bathroom.

Externally, the property has a driveway to the side with two parking spaces and a delightful enclosed side garden with patio, lawn, shed and the garden offers bi-folding doors leading to the living dining area.









#### The Detail

A most attractive double fronted semi-detached home of style and character built by Avant Homes in 2022. Designed for contemporary living, this attractive three-bedroom ds a smart and well-proportioned layout across two floors. The property offers a most spacious light open plan layout on the ground floor with a contemporary kitchen connected to a living dining area with bi-folding doors leading to the enclosed garden.

The entrance hall is finished with stylish tiled flooring and and offers open plan access to a spacious open-plan living and dining area, featuring a front-facing window and bi-folding doors opening out to the garden, ideal for entertaining or enjoying quiet evenings at home. There is also open plan access into a beautiful contemporary kitchen area and ground floor wc.

The contemporary kitchen is fitted with a range of stylish two tone units and woodgrain effect worktops. The kitchen comes complete with a range of integrated appliances such as an induction hob, electric oven, integrated microwave, fridge freezer, dishwasher, and washing machine. Its dual-aspect windows provide excellent natural light and a pleasant outlook. A stylish downstairs WC with tiled walls and flooring completes the ground floor.

Upstairs, the primary bedroom includes fitted wardrobes and a contemporary en-suite shower room. Bedroom two is a further double with fitted storage, while bedroom three is perfect as a guest room or study. A contemporary family bathroom, built-in landing storage, and a high quality finish add to the home's appeal.

Externally, there's a double-width driveway, small front lawn, and a well-maintained side and rear south facing garden with patio, lawn, shed, outdoor power sockets, and fenced boundaries.









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 village provides easy access to everyday essentials including M&S Food, Tesco Supermarket, 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.





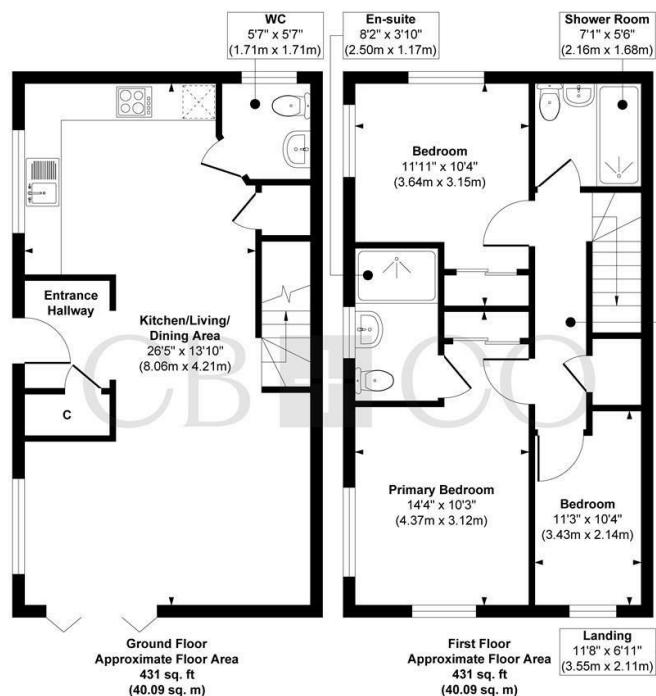








## Claydon Street, Cotchett Village, Mickleover, Derby



**Approx. Gross Internal Floor Area 862 sq. ft / 80.18 sq. m**

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

Produced by Elements Property

## The Particulars

- Stylish Three Bedroom Semi-Detached Home with Open Plan Living
- Built by Avant Homes in 2022 - NHBC Guarantee Remaining
- Sought after Cotchett Village Development on the Edge of Mickleover
- Superb Contemporary Kitchen & Downstairs WC
- Open Plan Living Dining Area with Bi-Folding Doors to Garden
- Three Bedrooms & Contemporary Bathroom
- Primary Bedroom with Built in Wardrobes & Contemporary En-Suite
- Driveway for Two Cars & Landscaped Enclosed Side Garden
- John Port Academy School Catchment
- Close to Open Countryside & Excellent Local Amenities

### Size

Approx 862.00 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