

CURRAN  
BIRDS  
+ CO

40, DE3  
£220,000





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



IDEAL FIRST TIME BUY - This attractive two-bedroom property offers a thoughtfully arranged interior, ideal for first-time buyers seeking comfort and practicality. The ground floor delivers a bright and inviting lounge, complemented by a well-proportioned kitchen-diner that connects seamlessly to a conservatory, creating a natural extension of the living space.

Upstairs, two genuine double bedrooms provide flexibility, alongside a contemporary bathroom finished with modern fittings. The rear garden combines a patio and lawn with established fruit trees, offering both ease of maintenance and character. With a detached garage and a position close to green space, this home balances everyday convenience with a relaxed lifestyle setting.









### The Detail

Upon entering, the entrance porch provides a welcoming space for coats and shoe storage before leading seamlessly into the spacious lounge. The lounge features a striking pebble-effect electric fire and a large front-facing window that fills the room with natural light, while open-plan stairs contribute to the flowing layout.

The kitchen-diner is fitted with matching wall and base units, roll-edge worktops, and a stainless steel sink, with dedicated space for appliances and useful built-in storage, including a cupboard housing the Worcester boiler. This space connects directly to the conservatory, offering versatility as either a dining or additional sitting area.

Upstairs, the landing provides loft access and leads to two well-proportioned double bedrooms, each enjoying good natural light and ample room for furnishings. The bathroom is fitted with a modern white suite, including a bath with electric shower, vanity unit, and heated towel radiator.

The rear garden combines a block-paved patio, providing an excellent space for entertaining, with a lawn and established fruit trees, including apple, plum, and olive, creating a low-maintenance yet characterful setting. A detached garage offers additional secure storage.









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### The Location

Mickleover offers a well-balanced lifestyle, combining village character with convenient amenities. The property is a short walk from Vicarage Park, providing open green space ideal for walks and outdoor leisure. For those who enjoy outdoor exercise, the nearby Great Northern Cycle Path offers excellent routes for cycling, jogging, or walking in a scenic setting.

The village itself is well-served with local pubs, fitness studios, and a range of shops including a supermarket. Community facilities such as the library and community centre provide additional social and recreational opportunities. Residents benefit from a friendly, connected atmosphere while still having easy access to Derby city centre and major road links, making this an ideal location for a balanced lifestyle combining activity, convenience, and community.



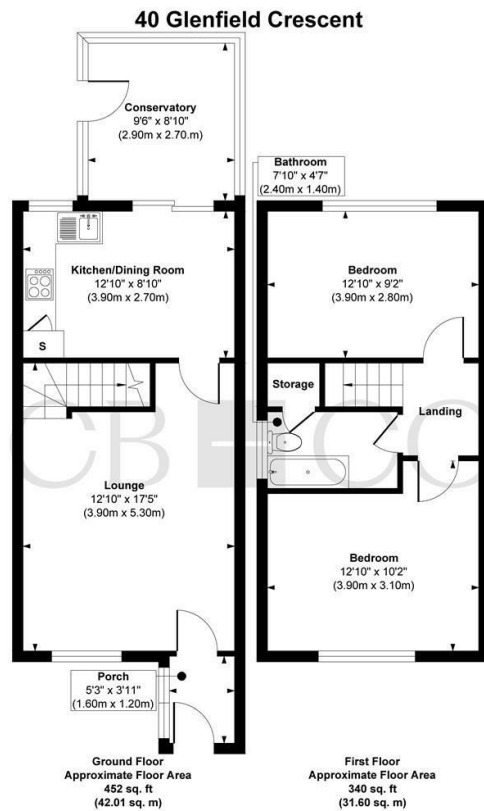












## The Particulars

- Semi Detached Property, Close To Vicarage Park
- Two Sizeable Double Bedrooms, With Plenty Of Space For Furniture
- Bright Front Facing Lounge With Open Plan Stairs
- Well Appointed Kitchen Diner With Storage Cupboard
- Conservatory Offering Additional Living Or Dining Space
- Modern Bathroom With Contemporary White Suite
- Rear Garden With Patio And Lawn Areas, Various Fruit Trees
- Detached Garage Providing Storage
- Close To Village Amenities, Shops, Bus Routes
- Ideal First Time Buy

### Size

Approx 792.00 sq ft

### Energy Performance Certificate (EPC)

Rating

### Council Tax Band

B



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Let's *Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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