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33, DE22
£240,000



CURRAN BIRDS + CO

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



SUPERB UPGRADED HOME WITH STUNNING DINING KITCHEN - A comprehensively modern upgraded three double bedroom semi-detached home, offering stylish contemporary living in a popular residential area close to Markeaton Park. This property has been thoughtfully upgraded and offers many stylish upgrades including contemporary upgraded internal doors, oak effect parquet flooring a stunning 'Wren' designed open plan dining kitchen with quality integrated appliances and feature LED lighting.

Internally the property is entered into the superb open plan dining kitchen with access to an inner hallway with stairs to the first floor, contemporary wc and open plan access to a spacious living room with french doors to the rear garden. Upstairs the first floor landing leads to three double bedrooms and a spacious bathroom. The primary bedroom has the benefit of an en-suite shower room.

Externally the property is set back from the road with a driveway and there is a delightful landscaped rear garden.





The Detail

This thoughtfully enhanced and modern three-bedroom semi-detached home was built by Glebe Homes to a high standard. Beautifully upgraded in recent years, the property truly needs to be viewed to be fully appreciated.

A composite panelled entrance door opens into a superb open-plan dining kitchen. Designed and installed by Wren Kitchens, the space features matt-finish light green units complemented by quartz marble-effect work surfaces, a composite sink with black fittings, and a full suite of integrated appliances. A stylish dining island takes centre stage, all set against oak-effect parquet flooring and accentuated by feature LED lighting. There are two windows to the front, as well as doorway access to a useful utility cupboard and the inner hallway.

The elegant oak-effect parquet flooring continues throughout the ground floor. The inner hallway provides stairs to the first floor, access to a contemporary WC, and leads openly into a stylish rear living room.

The living room continues the oak-effect parquet flooring and benefits from underfloor heating, a rear-facing window, and French doors that open onto the enclosed rear garden—creating a seamless indoor-outdoor flow.

Upstairs, there are three well-proportioned double bedrooms, including a front-facing principal bedroom with a modern en-suite shower room featuring a three-piece suite. The main bathroom is fitted with a three-piece suite and includes a Triton electric shower over the bath, as well as a useful airing cupboard for storage.





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The Location

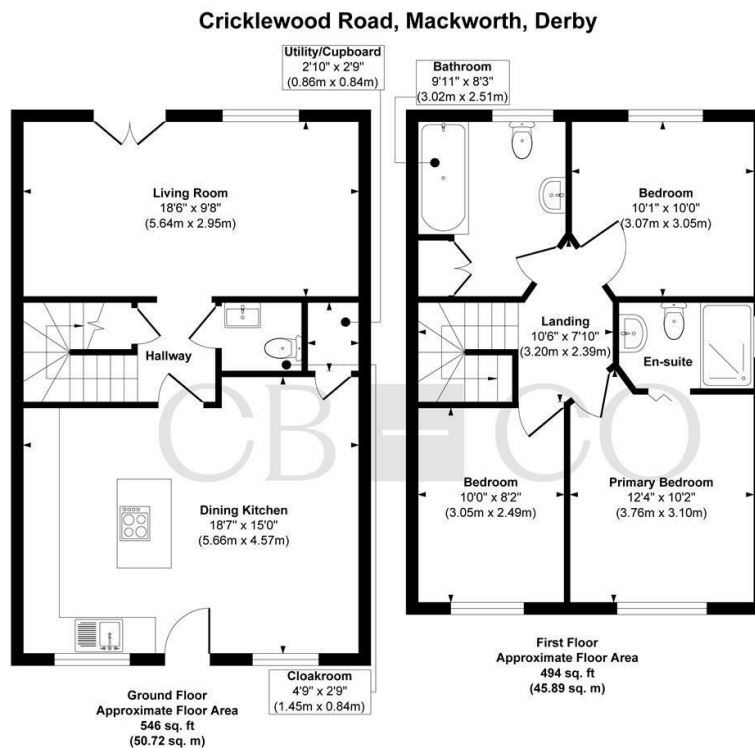
Cricklewood Road is situated in the established Mackworth area of Derby — well-placed for everyday amenities, green space, and commuter access. Markeaton Park, just a short distance away, offers scenic walking trails, open lawns, a boating lake, and seasonal events, making it a much-loved local destination.

Nearby, the Royal Derby Hospital is easily accessible, and road connections via the A38 offer direct links into the city centre and beyond. Locals enjoy a range of eateries and cafés, with community favourites such as The Farmhouse at Mackworth providing relaxed dining, and vibrant pubs like The Jonty Farmer offering a social hub. Local schools and retail options are close at hand, making this a well-rounded location for those seeking convenience without compromising on lifestyle.









The Particulars

- Superb Upgraded Modern Semi-Detached Home
- Ideal First Time Buy or for Young Families
- Many Stylish Contemporary Upgrades
- Underfloor Heating, Gas Central Heating & uPVC Double Glazing
- Stunning Wren Designed Contemporary Dining Kitchen with Dining Island
- Inner Hallway, Contemporary WC & Spacious Living Room
- Three Well Proportioned Bedrooms, Spacious Bathroom & En-Suite
- Driveway & Landscaped Enclosed Rear Garden
- Close to Excellent Local Amenities & Markeaton Park
- Viewing a Must!

Size

Approx 1040.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

B

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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