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Kensey Road, Mickleover  
£300,000



# CURRAN BIRDS + CO

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



**IMMACULATE THREE STOREY HOME WITH STYLISH OPEN PLAN LIVING** – Located within the popular Four Acres development, this beautifully presented Barratt Homes property offers a refined balance of modern design and practical family living. The ground floor centres around a generous open plan kitchen, dining and living space, carefully arranged to create a sociable environment ideal for both everyday life and entertaining, with French doors opening directly onto the garden. A separate study adds valuable flexibility, perfectly suited to home working.

Arranged over three floors, the accommodation provides a well-balanced layout with three double bedrooms, including a private principal suite complete with en-suite shower room. Interiors are finished in a contemporary style throughout, enhanced by feature detailing and well-planned storage. With allocated parking, landscaped outdoor space and close proximity to Mickleover village and key amenities, this is a home that combines modern comfort with everyday convenience.





## The Detail

The property is entered via a composite front door into a bright and welcoming hallway, where a double built-in cloak cupboard provides excellent everyday storage. A neatly appointed ground floor WC sits off the hallway, finished with partial tiling and a modern wash hand basin. Positioned to the front, the study offers a versatile room with natural light, ideal for home working or additional reception use. The interior is stylishly designed and presented in immaculate condition throughout.

To the rear, the open plan kitchen, dining and living area forms the focal point of the home. The kitchen is fitted with a range of contemporary units, complemented by generous worktop space and integrated appliances including a fridge-freezer, gas hob, electric oven and stainless steel cooker hood. A one-and-a-half bowl sink with mixer tap enhances practicality. The living and dining area is well proportioned, with feature wall panelling adding a contemporary touch and French doors opening directly onto the garden, creating a natural extension of the living space. An understairs cupboard provides additional storage.

The first floor landing leads to a spacious front-facing lounge, designed with two windows to maximise natural light and offering flexibility for a variety of furniture layouts. To the rear, the principal bedroom benefits from two double glazed windows, space for wardrobes and a well-finished en-suite featuring a walk-in shower, tiled walls, wash hand basin, WC and radiator.

The top floor comprises two further double bedrooms, each incorporating built-in storage cupboards. The rear bedroom also benefits from feature wall panelling and access to loft storage, while the front bedroom enjoys an open outlook. These rooms are served by a family bathroom fitted with a white three-piece suite, including a panel bath with thermostatic shower over, wash hand basin and WC, along with an extractor fan.

Externally, the rear garden has been landscaped for low maintenance, featuring a paved Indian sandstone patio ideal for outdoor seating and an artificial lawn providing year-round usability. Gated rear access leads to a private parking area where two allocated spaces are located.







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## The Location

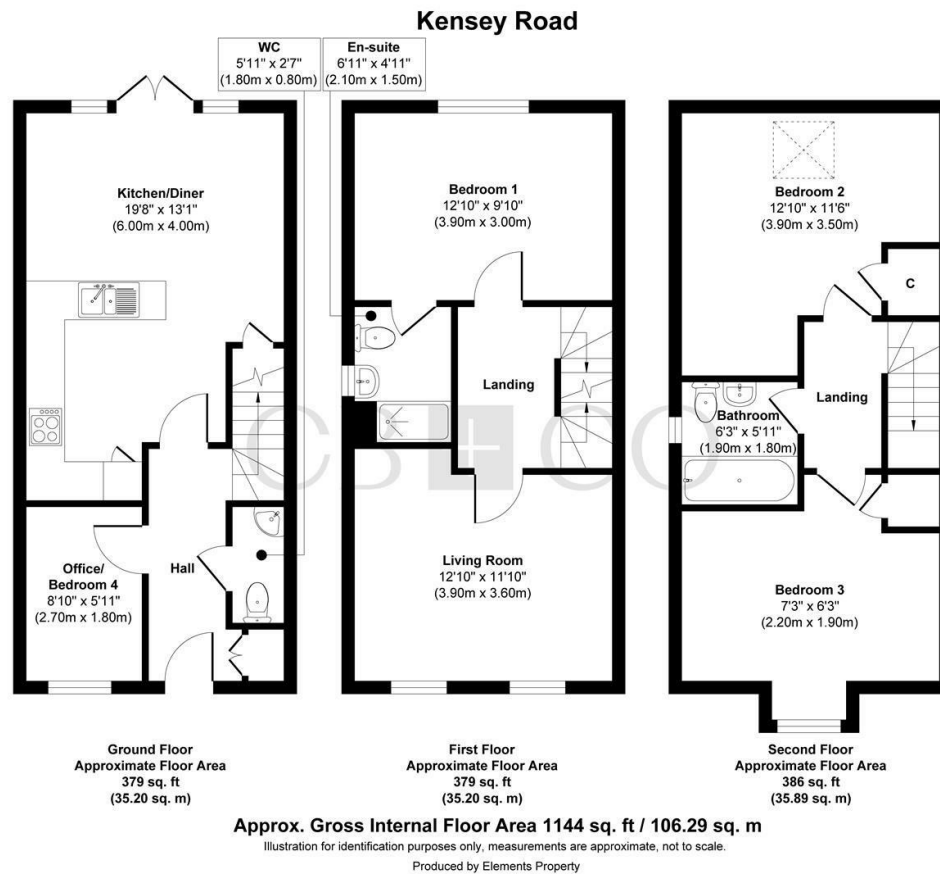
Positioned within the Four Acres development, this established residential setting sits on the edge of Mickleover, where the surroundings begin to open towards countryside, offering a balance between outdoor space and everyday convenience. The development is well positioned, just a short walk from the village centre, where a selection of independent bars, pubs and restaurants create a lively and well-supported local scene.

Fitness and wellbeing are well catered for, with nearby studios offering yoga and pilates alongside a range of gym facilities. For those who enjoy being outdoors, the Great Northern Greenway is easily accessible, providing an excellent route for running, cycling and walking. The location also allows straightforward access towards Etwall and surrounding areas, making it well placed for both commuting and leisure.









## The Particulars

- Immaculate Three Storey Semi Detached Home
- Built By Barratt Homes On The Popular Four Acres Development
- Open Plan Kitchen Dining Living Space, Integrated Appliances And Modern Finishes
- Stylish Decoration, Detailing And Contemporary Finishes
- Separate Front Facing Study, Or Potential Guest Bedroom
- Spacious First Floor Lounge With Dual Windows
- Two Further Second Floor Double Bedrooms With Storage
- Landscaped Garden With Indian Sandstone Patio, Artificial Lawn
- Two Allocated Parking Spaces To Rear
- Ideal First Time Buy

### Size

Approx 1144.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

C

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Let's *Talk*

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