

CURRAN  
BIRDS  
CO



17, DE3  
£250,000



CURRAN BIRDS + CO

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



NO UPWARD CHAIN, CUD-DE-SAC LOCATION – This three-bedroom home is offered with no onward chain, presenting an excellent opportunity for buyers to personalise and create their ideal living space. The property features a bright lounge and dining area, with French doors opening onto a generous rear garden.

The kitchen provides practical, modern units and the shower room has been recently updated, offering a fresh, contemporary feel. Upstairs, there are three bedrooms with built-in storage, making efficient use of the space. Outside, the garden is a standout feature, offering planting beds for fruit, vegetables, and further outdoor enjoyment. Ideal for families and gardening enthusiasts alike.





#### The Detail

The property is entered via a UPVC door with feature glazing, opening into a welcoming hallway with stairs to the first floor and access to the lounge/diner. The lounge benefits from a bay window with a gas fireplace adding warmth, and the dining area leads directly to the garden through French doors. The kitchen is fitted with shaker-style wall and base units, roll-edge laminated worktops, and space for appliances. Practical storage is provided by an understairs cupboard/pantry.

Upstairs, the landing provides access to two double bedrooms, a third single bedroom, and a modern shower room with walk-in rainfall shower, wash basin, WC, and mirrored cabinet.

The rear garden offers excellent potential for outdoor living and gardening enthusiasts, featuring a paved seating area, lawn, greenhouse, and planting beds suitable for fruit trees and vegetables. A detached garage and driveway provide convenient parking for multiple vehicles.





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### The Location

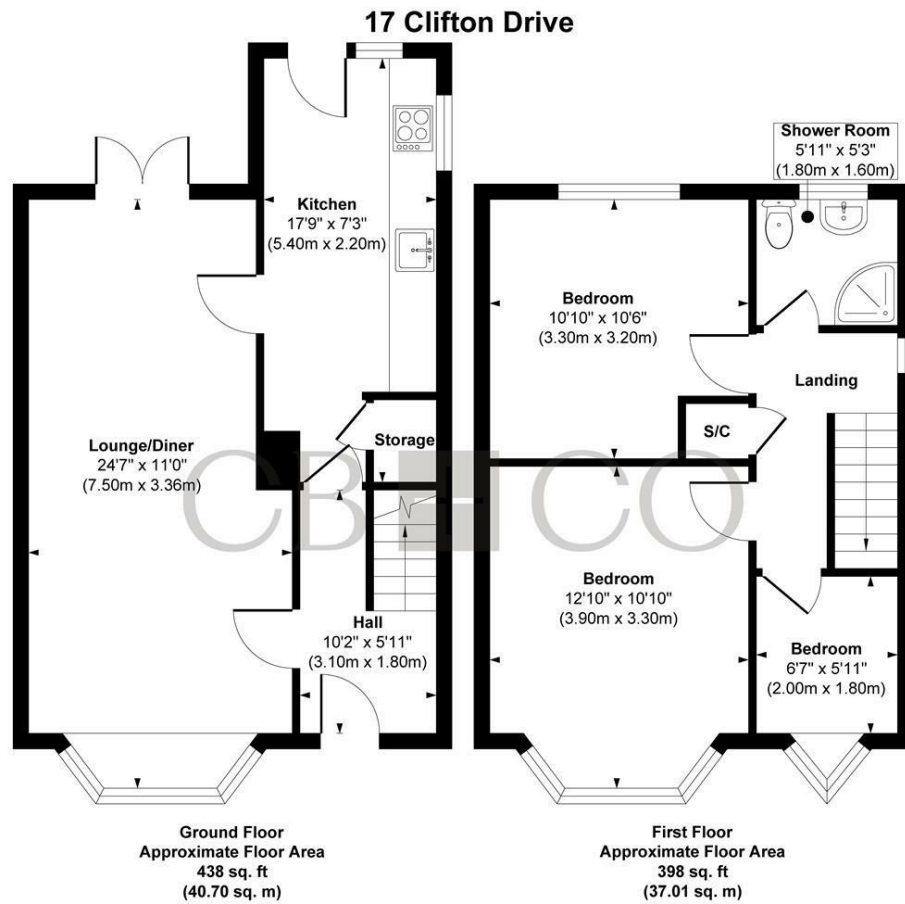
Mickleover Village continues to attract buyers looking for a village setting with a broad range of amenities. Local shops, cafés, and independent businesses support daily life, while popular pubs and restaurants provide relaxed options for dining and socialising. Green spaces and walking routes are easily accessible, offering outdoor enjoyment close to home.

Families are well served by nearby schools, including Ravensdale School. The local shopping precinct meets everyday needs, and well-connected road links allow easy access to Derby city centre and surrounding areas, making this a convenient and established place to live.









**Approx. Gross Internal Floor Area 836 sq. ft / 77.71 sq. m**

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

Produced by Elements Property

## The Particulars

- Semi Detached Property, Sold With No Chain
- Three Bedrooms
- Extended Kitchen, Shaker Style Units
- Spacious Lounge, Dining Room With French Doors
- Generous Understairs Storage/Pantry
- Modern Shower Room
- Drieway And Garage
- Large Garden With Lawn And Planting Beds
- Short Walk From Ravensdale School And Shops
- Cul-De-Sac Location

### Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

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*Let's Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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