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Fennel Avenue, Hackwood Grange
Mickleover, Derby
Offers in excess of: £450,000



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



STYLISH REDROW BUILT HOME WITH SUPERB LANDSCAPED GARDEN - A beautifully presented four bedroom detached property, occupying this delightful location in the highly sought after Hackwood Grange development on the edge of Mickleover, close to open countryside.

Built by Redrow Homes in 2020 to their beautiful 'Cambridge' Design which is part of their period style Heritage Collection. The property is finished in a traditional, Arts and Crafts inspired style the property offers attractive character features externally with a beautifully appointed contemporary interior with a quality specification throughout.

This superb modern home features: entrance hallway, cloakroom wc, stylish living room, utility and a most spacious contemporary dining kitchen with integrated appliances and french doors opening out onto the landscaped rear garden. The first floor landing leads to four well proportioned bedrooms and contemporary bathroom. The most spacious primary bedroom also has the benefits of a contemporary en-suite shower room.

Outside there is a driveway to the side with space for two to three cars and this leads to a brick built single detached garage. There is a delightful professionally landscaped enclosed garden with porcelain paved patio, generous artificial lawn and composite decked seating area with hot tub included.





The Detail

This beautifully presented modern home welcomes you through a stylish composite front door into a bright entrance hallway, featuring contemporary grey wood-grain laminate flooring that flows through the principal ground floor areas. From here, stairs rise to the first floor and there is convenient access to a well-appointed downstairs WC with a modern white suite and attractive feature wall decoration.

To the front of the property, the comfortable living room benefits from a large double-glazed glass panelled window, allowing plenty of natural light and creating a relaxing space for everyday living.

The heart of the home lies to the rear, where a most impressive open-plan dining kitchen spans the full width of the property. This superb entertaining space is fitted with sleek grey high-gloss units, matching worktops and integrated AEG appliances including a double oven, gas hob and tall fridge freezer. French doors and a rear window provide lovely garden views and direct access outside, while contemporary wall-mounted storage and a stylish oak acoustic feature wall with TV point enhance the modern feel. A separate utility room offers additional storage, appliance space and convenient side access to the driveway.



Upstairs, the first-floor landing leads to four well-proportioned bedrooms and a family bathroom. The superb principal bedroom features a contemporary en-suite shower room. Both the principal bedroom and bedroom two benefit from Hammonds fitted wardrobes, while bedroom four—currently arranged as a dressing room—also features an open fitted wardrobe.

Externally, the property enjoys a driveway providing parking for two to three vehicles, leading to a detached brick built garage with loft storage.

The property offers a generous plot and has a stunning low maintenance enclosed rear garden has been thoughtfully landscaped with porcelain paving, artificial lawn, Mediterranean-style planting and a raised composite decked area with fitted hot tub (to be included in the sale), creating a stylish and private outdoor retreat.





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The Location

Hackwood Grange is a sought after modern development located on the edge of Mickleover. This is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists. Local shops include a large Tesco supermarket and a Marks & Spencers convenience store and petrol station. There are also several public houses within the centre of Mickleover Village and a recent addition is the Binary Bar and Restaurant. The property is also situated close to open Countryside and the local villages of Kirk Langley and Mackworth Village.

The property also offers good transport links to the A38 and A50 trunk roads and in turn to the M1 motorway and East Midlands International Airport. The A52 is also just a few minutes away providing easy access to Ashbourne and Peak District.

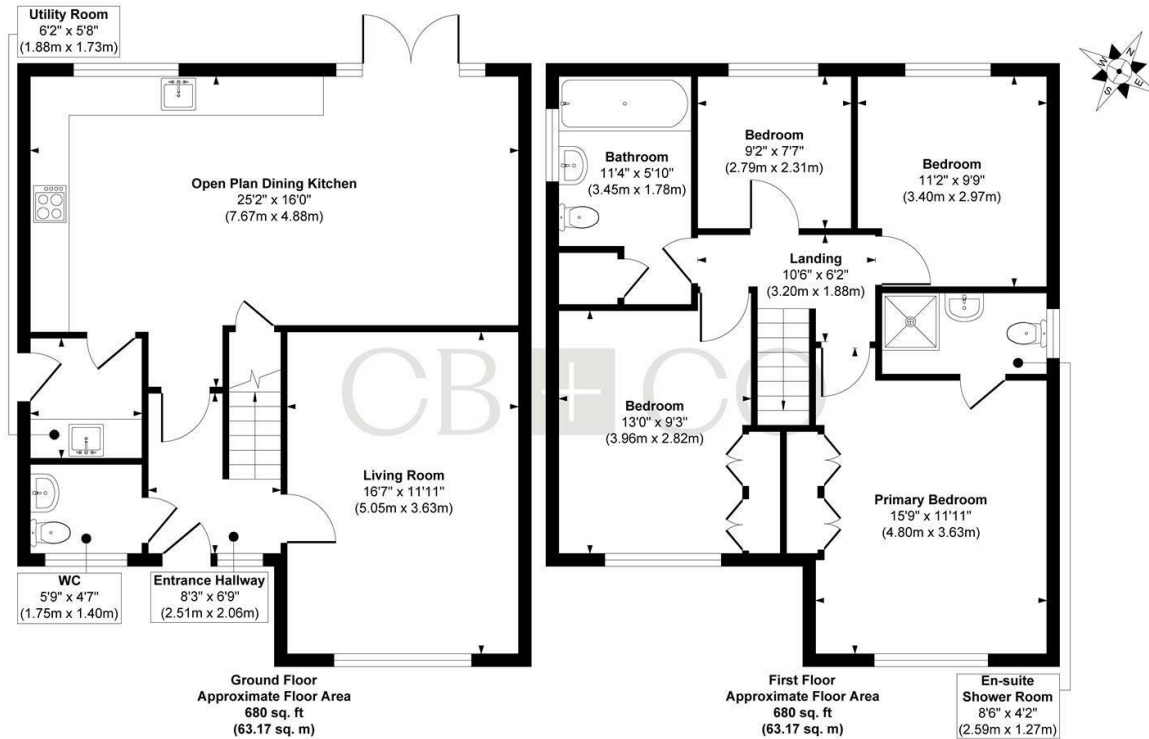
There are also local employment opportunities within easy access including Royal Derby hospital, Toyota, Rolls-Royce and Derby University.







Fennel Avenue, Hackwood Grange, Mickleover, Derby



Approx. Gross Internal Floor Area 1360 sq. ft / 126.34 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Particulars

- Most Attractive Redrow Built Four Bedroom Detached Home
- Built in 2020 - Redrow Heritage Collection - Cambridge Design
- Stylish Presentation & Quality Contemporary Fittings
- Entrance Hallway, Contemporary WC & Stylish Lounge
- Most Spacious Dining Kitchen with Quality Integrated Appliances & Utility Room
- Four Well Proportioned Bedrooms & Contemporary Bathroom
- Spacious Primary Bedroom with Fitted Wardrobes & Contemporary En-Suite
- Superb Landscaped Rear Garden with Patio, Artificial Lawn & Decked Seating Area
- Driveway & Detached Brick Built Garage
- Close to Open Countryside & Easy Access to Local Shops and Amenities

Size

Approx 1360.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

E

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