

Blencathra Drive

Mickleover, Derby

Offers in excess of: £325,000

CURRAN BIRDS + CO

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



LITTLEOVER SCHOOL CATCHMENT AREA - An impressive extended three-bedroom semi-detached home, featuring a stunning open-plan living dining kitchen with bi-folding doors, together with a LARGE DETACHED DOUBLE GARAGE. The property occupies a highly convenient cul-de-sac position, close to Mickleover's excellent range of local shops and amenities.

This beautifully presented home has been comprehensively upgraded to a stylish contemporary standard throughout and, in brief, comprises: entrance hallway, elegant sitting room with log burner, and a stunning extended open-plan living dining kitchen with central island and bi-folding doors opening onto the rear garden. To the first floor, the landing leads to three bedrooms and a stylish modern bathroom.

The property stands on a generous plot with a low-maintenance frontage and side driveway leading to the large detached double garage with loft space above. To the rear is a delightful landscaped enclosed garden featuring a porcelain paved patio and generous lawn.


UNWIND





The Detail

Located in the highly sought-after area of Mickleover, this beautifully presented and thoughtfully extended three-bedroom home on Blencathra Drive offers stylish contemporary living with high-quality finishes throughout. Accessed via a composite double glazed entrance door, the property opens into an entrance porch leading seamlessly into an impressive sitting room featuring a cast iron log burner set on a slate tiled hearth, feature acoustic slat wall, oak effect flooring and an abundance of natural light from the front-facing window.

An open archway leads into the stunning open plan dining kitchen, fitted with attractive light grey wood grain effect units, quartz effect work surfaces and integrated appliances including a dishwasher, tall fridge and freezer. A central dining island incorporates a stainless steel electric oven, gas hob and extractor hood, creating the ideal space for entertaining and family living. The impressive rear extension provides further living and dining accommodation with bifolding aluminium doors opening onto the garden, two Velux-style roof windows and contemporary recessed LED lighting throughout.

To the first floor are three well-proportioned bedrooms and a stylish contemporary bathroom featuring an L-shaped bath with rainfall shower, vanity storage and striking black matte fittings.

Externally, the property benefits from a generous driveway leading to a detached double garage with power and lighting, while the enclosed rear garden offers a porcelain paved patio, lawn and gravelled borders, creating an ideal outdoor entertaining space.


Home





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The Location

Mickleover 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.

Leisure facilities include Mickleover Golf Course, walks in nearby open countryside and access to the local cycle network. Excellent transport links are close by including easy access to the A38 and A50 trunk roads and the MI motorway.

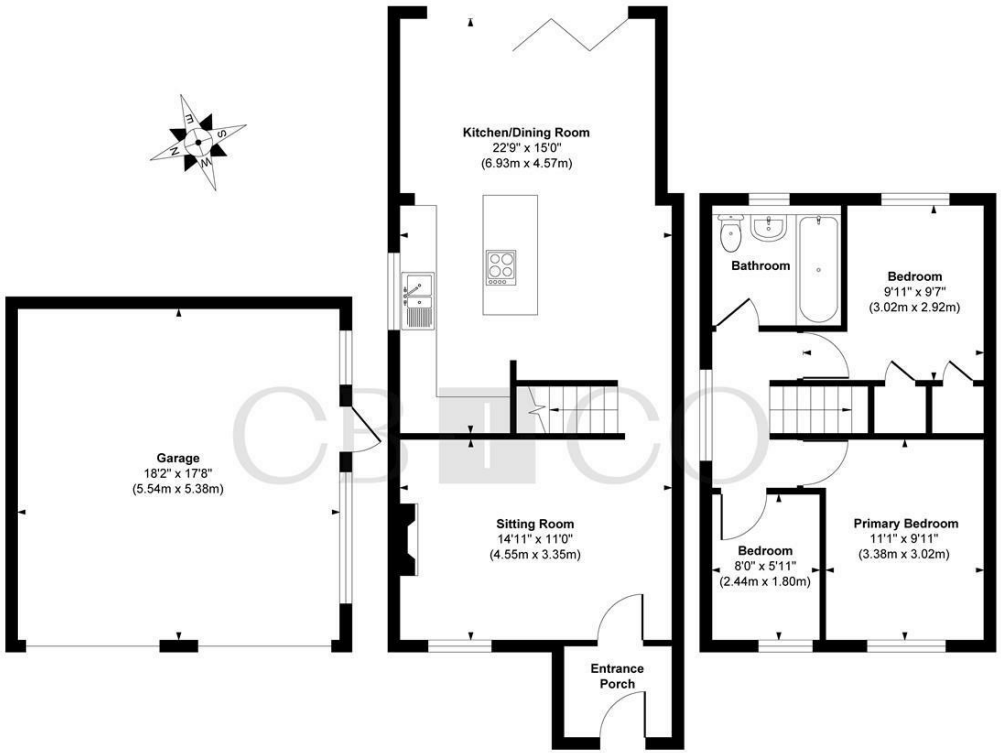
There are good schools at primary and secondary level with the property falling within the catchment area for the noted Brookfield Primary School and Littleover Community School.







Blencathra Drive, Mickleover, Derby



Garage
Approximate Floor Area
320 sq. ft
(29.70 sq. m)

Ground Floor
Approximate Floor Area
530 sq. ft
(49.23 sq. m)

First Floor
Approximate Floor Area
355 sq. ft
(32.98 sq. m)

Approx. Gross Internal Floor Area 1205 sq. ft / 111.91 sq. m (Including Garage)

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

Produced by Elements Property

The *Particulars*

- Superb Extended Semi-Detached Home with Large Detached Double Garage
- Littleover School Catchment Area
- Comprehensively Upgraded - Stylish Contemporary Fittings
- Entrance Hallway, Sitting Room with Log Burner
- Superb Extended Open Plan Living Dining Kitchen with Bi-Folding Doors
- Three Bedrooms & Contemporary Bathroom
- Generous Driveway, Detached Double Garage with Loft Area
- Enclosed Landscaped Rear Garden
- Close to Excellent Local Shops & Amenities
- Easy Access to the Royal Derby Hospital

Size

Approx 885.00 sq ft

Energy Performance Certificate (EPC)

Rating E

Council Tax Band

C

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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