

CURRAN BIRDS + CO

Uttoxeter Road

Mickleover, Derby

£465,000

CURRAN BIRDS + CO

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



SUPERB POSITION - A most spacious and extended three double bedroom home of style and character, occupying a prime position set back along a tree-lined access road off Uttoxeter Road. The property offers over 1,300 sq ft of living accommodation, with excellent potential for cosmetic updating and further extension (subject to the necessary planning consents). It is conveniently located for The Royal Derby Hospital, as well as Mickleover's excellent range of local shops and amenities.

The property benefits from double glazing and gas central heating, and briefly comprises: entrance porch, welcoming hallway, cloakroom WC, and a spacious dual-aspect lounge featuring a fireplace and doors opening onto the attractive rear garden. There is also a separate dining room, fitted kitchen, and a useful utility room. To the first floor, the landing leads to three double bedrooms and a family bathroom.

Externally, the property offers a driveway to the front providing ample off-road parking, along with a single integral garage. A standout feature is the generous, enclosed rear garden, enjoying a high degree of privacy, with a patio seating area, well-maintained lawn, and mature, well-stocked flower and shrub borders.







The Detail

Situated on the desirable Uttoxeter Road in Mickleover, Derby, this spacious and well-proportioned three double bedroom detached home offers exciting potential in one of Mickleover's most sought after locations. The property offers a generous plot and exciting potential for extension (subject to necessary planning consent)

The property is approached via a double glazed wood-effect entrance door with matching side panels, leading into a welcoming porch and onward into the main hallway. The hallway provides access to the principal ground floor rooms, including a generous living room featuring a marble fireplace with a coal-effect living flame gas fire, ornate coving, ceiling roses, and a bay window to the front. Sliding patio doors open directly onto the rear garden. A separate dining room also benefits from a bay window and decorative ceiling detailing.

The kitchen is fitted with maple-effect units and integrated appliances, complemented by a separate utility room with access to the garage and side of the property. A convenient ground floor WC completes the layout.

To the first floor are three well-proportioned bedrooms, including a dual-aspect primary bedroom with fitted furniture. The bathroom is appointed with a white suite, including a corner Jacuzzi bath with shower over.

Externally, the property offers extensive driveway parking leading to an integral garage. The generous private rear garden is a real feature, generous in size and beautifully maintained, providing a private enclosed space with patio, raised decking, and tiered lawns with mature borders.







CURRAN BIRDS + CO

The Location

Uttoxeter Road in Mickleover offers convenience, community, and comfort. Situated close to both Littleover and Mickleover, you'll have easy access to local amenities, transport link, reputable schools, and abundant recreational options.

The property is located just a short walk from the Royal Derby Hospital and is also positioned close to Mickleover Village, that offers a diverse array of local pubs and bars with many options to eat out. There are local shops, a Tesco supermarket and a gym offering a wide range of classes for the fitness enthusiast. Mickleover Golf Club is only a short walk away with a high quality 18 hole course.

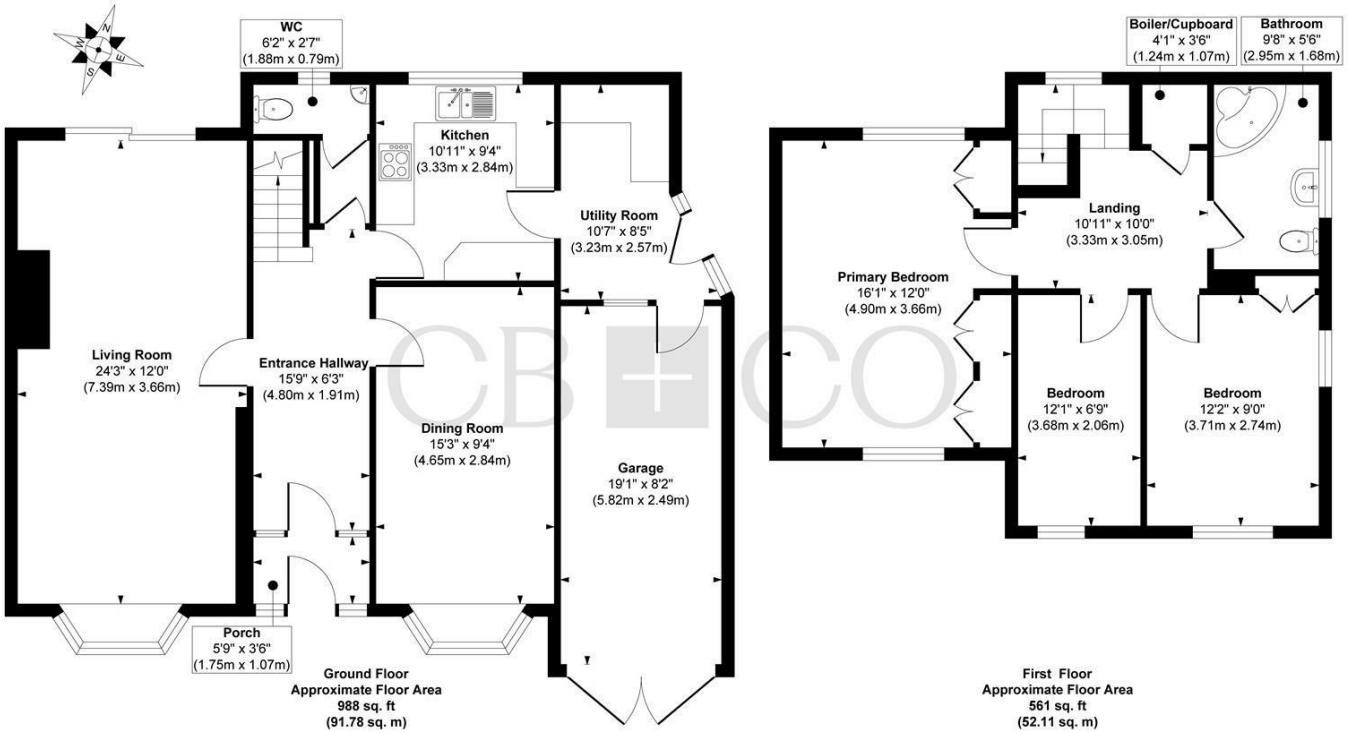
This convenient location is only a short drive from major commuter links such as the A38 and A50 and has regular bus services on its doorstep to both Derby and Burton.







Uttoxeter Road, Mickleover, Derby



Approx. Gross Internal Floor Area 1549 sq. ft / 143.89 sq. m (Including Garage)

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

Produced by Elements Property

The *Particulars*

- Spacious Extended Three Double Bedroom Detached Home
- Generous Plot - Potential for Significant Extension (Subject to Planning Consent)
- Premier Location - Tree Lined Access Road of Uttoxeter Road
- Entrance Hallway, Fitted Kitchen, Utility Room & WC
- Spacious Living Room & Separate Dining Room
- Three Double Bedrooms & Bathroom
- Driveway, Single Garage & Generous Private Landscaped Rear Garden
- Easy Access to Mickleover's First Class Range of Local Amenities
- Close to the Royal Derby Hospital
- No Chain Involved

Size

Approx 1394.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

CURRAN BIRDS + CO

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved