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Willow Tree Court  
Mickleover, Derby  
£595,000



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



EXCLUSIVE DEVELOPMENT, FIVE DOUBLE BEDROOMS, DOUBLE GARAGE - Positioned at the end of an exclusive and secure private development, Willow Tree Court presents a substantial three-storey residence extending to over 1,900 square feet, designed for modern family living. Set behind gated access, the property enjoys a particularly private position, combining a sense of security with a refined setting.

The interior has been thoughtfully styled, featuring oak internal doors and generous proportions throughout, creating a cohesive and high-quality finish. A standout feature is the expansive open-plan kitchen and living space, enhanced by a striking glass lantern roof and full-width bi-fold doors that open onto the landscaped garden, offering an excellent setting for both entertaining and everyday living.

With five double bedrooms, two en-suite shower rooms, and an updated contemporary family bathroom, the property provides flexible and well-balanced accommodation, further complemented by a detached double garage and private driveway parking.





## The Detail

This immaculately presented home offers spacious and versatile accommodation arranged over three floors, finished to a high specification throughout. A welcoming entrance hallway leads through to the principal living spaces, with Karndean flooring running across much of the ground floor. To the front, a well-proportioned study or snug provides an ideal setting for home working or a separate sitting room, while a ground floor WC and built-in storage add everyday practicality.

The centrepiece of the home is the impressive open-plan kitchen and living area. A glass lantern roof draws in excellent natural light, while bi-fold doors span the rear elevation, opening directly onto the garden. The kitchen is fitted with contemporary high-gloss units, complemented by work surfaces and a full range of integrated Neff appliances including an induction hob with concealed extractor, oven, and microwave, alongside integrated refrigeration. A separate utility room provides additional storage, work surfaces, and laundry space.

Across the upper floors are five generous double bedrooms. The principal bedroom enjoys a rear aspect with a Juliet balcony overlooking the garden, fitted mirrored wardrobes with integrated storage, and an en-suite shower room. Additional bedrooms on the first floor are well-sized and served by an updated family bathroom featuring a freestanding bath, contemporary vanity unit, and quality fittings.

The top floor provides a further private bedroom suite, complete with built-in eaves storage, additional cupboards, and an en-suite shower room with Velux window.

Externally, the rear garden has been landscaped with a porcelain tiled patio, lawn, slate beds, and well-stocked borders, creating an attractive and low-maintenance outdoor space. To the front, a block-paved driveway provides off-road parking and leads to a detached double garage with power, lighting, and boarded storage within the roof space.

\*Please note various items of furniture are available by separate negotiation.







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## The Location

Willow Tree Court is an exclusive private gated development located just off Station Road, offering a secure and well-regarded setting. The property itself occupies a corner position within the development, providing an added sense of privacy and a quieter environment away from passing traffic.

From here, Mickleover Village is just a short walk away, where a wide selection of pubs, bars, cafés, and fitness studios create a lively and convenient day-to-day lifestyle. There are also nearby primary schools, making the area well suited to families.

For those who enjoy outdoor pursuits, the Great Northern Greenway is easily accessible, offering excellent routes for walking, running, and cycling. The recently opened Mickleover Padel Club adds a further recreational option close by.

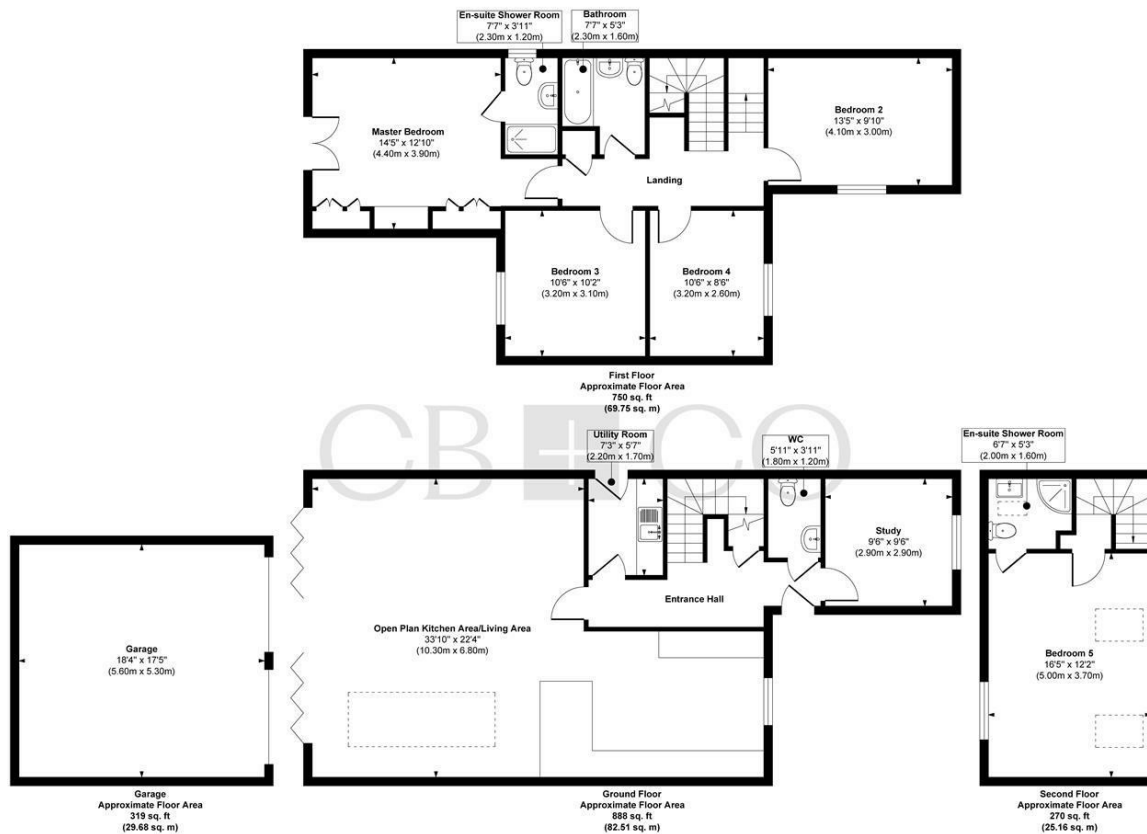
The location also provides excellent access to Derby University, Rolls-Royce, and the Royal Derby Hospital, along with strong road links for commuting across the wider area.







**Willow Tree Court**



**Approx. Gross Internal Floor Area 2227 sq. ft / 207.10 sq. m (Including Garage)**

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

Produced by Elements Property

*The Particulars*

- Located Within A Secure Gated Private Development
- Impressive Five Bedroom Three Storey Family Home
- Stunning Open Plan Kitchen Living And Dining Area
- Feature Glass Lantern Roof Providing Natural Light
- Bi Fold Doors Opening Onto Landscaped Rear Garden
- High Specification Kitchen With Integrated Neff Appliances
- Separate Utility Room With Additional Storage
- Study Or Snug, Ideal for Home Working
- Principal Bedroom With Juliet Balcony And En Suite
- Beautifully Landscaped Garden With Porcelain Patio, Double Garage

*Size*

Approx 1908.00 sq ft

*Energy Performance Certificate (EPC)*

Rating C

*Council Tax Band*

E

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*Let's Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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