

CURRAN
BIRDS
CO



Harper Drive
Mickleover, Derby
£440,000



CURRAN BIRDS + CO

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



BEAUTIFUL POSITION WITH OUTLOOK OVER GREEN – A spacious and beautifully proportioned 'David Wilson' built detached family home, offering around 1500 square feet of living accommodation and offering this delightful edge of estate position with a delightful view over a green.

This attractive four double bedroom detached family home, built in 2020 by David Wilson homes to their 'Holden' design. The property also benefits from Solar panels and a Nest smart thermostat further improve energy efficiency.

The property features a spacious bay-fronted living room, study and a most spacious open-plan dining kitchen with integrated AEG appliances and bay window with French doors leading to a landscaped rear garden and there is separate utility room. Upstairs the primary bedroom benefits from built in wardrobes, air conditioning and contemporary en-suite. There are three further double bedrooms and a contemporary four piece bathroom.

The exterior includes a tarmac driveway for three vehicles, a detached brick-built garage with power and light, and a landscaped rear garden with a slate-paved patio and raised lawn.





The Detail

This impressive four-bedroom detached family home is positioned within a sought-after Mickleover development, offering a modern design and a quality finish throughout. The property has also improved energy efficiency with the benefit of solar panels with battery storage and a Nest smart digital thermostat.

The welcoming entrance hall with Antico grey wood-effect flooring leads to a spacious bay-fronted living room, a separate study, and a convenient downstairs WC with plantation shutters. The heart of the home is the open-plan dining kitchen, featuring white high-gloss units with chrome handles, a slate-effect worktop, and metro-style splash backs. French doors provide access to the landscaped rear garden, which includes a slate-paved patio, a raised lawn with railway sleeper retention, and decorative planting. A separate utility room offers additional storage and rear garden access.

Upstairs, the landing with a side window and plantation shutters leads to four well-proportioned bedrooms. The primary bedroom includes an en-suite shower room and air conditioning. Bedroom two and bedroom four feature mirrored wardrobes, while bedroom three enjoys front views. The contemporary family bathroom includes a four-piece suite with a separate shower.

Outside, the tarmac driveway accommodates three vehicles, leading to a detached brick-built garage with power and light. The property also benefits from electric car charger point. The landscaped rear garden is enclosed by a wooden fence and includes a timber shed for extra storage.





CURRAN BIRDS + CO

The Location

Mickleover is a popular residential area offering a range of local amenities, including supermarkets, independent shops, and cafes. The property overlooks a communal green, creating a pleasant outlook. Nearby transport links include easy access to the A38 and A50, connecting to Derby city centre and the wider motorway network. The Royal Derby Hospital is within easy reach, as are employment hubs such as Rolls-Royce and Toyota. Local schools are highly regarded, making this an ideal location for families. Mickleover also offers recreational options, including Mickleover Golf Club and nearby parks and green spaces.

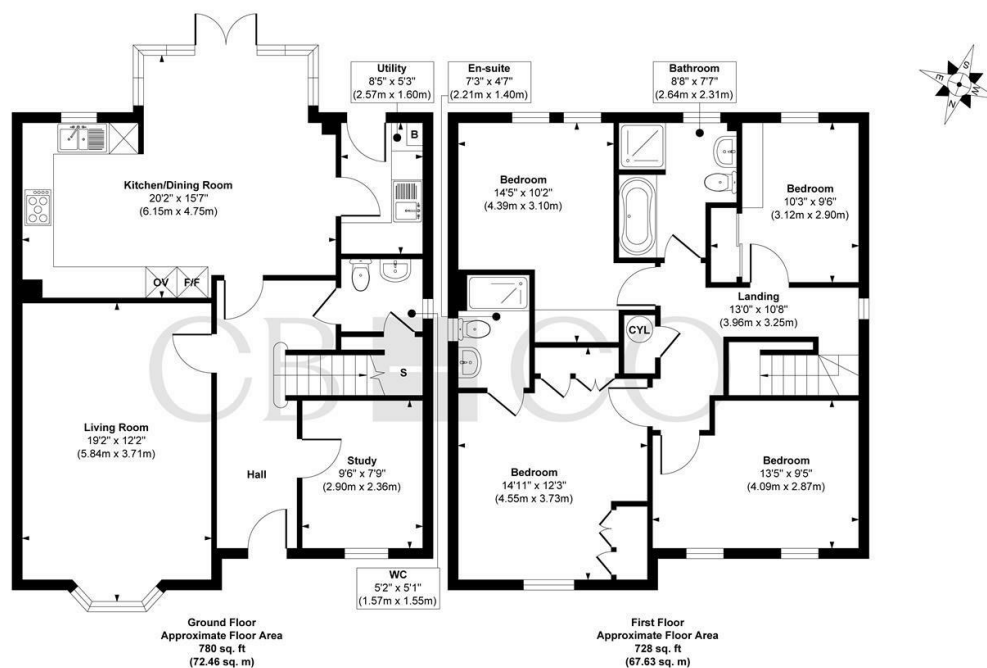
This home also offers easy access to Mickleover Shopping Precinct, where you'll find Tesco, Boots, Sainsbury's Local, and M&S Food for everyday essentials and premium groceries. Dining options include The Binary and Hole in The Wall, while Java Coffee Shop provides a cosy spot for a catch-up. Mickleover Golf Course and Exertion Gym are nearby, and families will appreciate the proximity to Derby Grammar School and Derby High School. Excellent transport links via the A516 and A38 make commuting effortless.







Harper Drive, Mickleover



Approx. Gross Internal Floor Area 1508 sq. ft / 140.09 sq. m

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

The Particulars

- Spacious David Wilson Built Detached Family Home
- Delightful Edge of Estate Position - Outlook over Green
- Around 1500 Square Feet of Living Accommodation
- Solar Panels, Gas Central Heating & Nest Smart Thermostat System
- Entrance Hallway, WC, Utility Room, Study & Spacious Living Room
- Superb Open Plan Dining Kitchen & Separate Utility Room
- Four Double Bedrooms & Contemporary Four Piece Bathroom
- Spacious Primary Bedroom with Air Conditioning & En-Suite
- Driveway, Detached Garage & South Facing Rear Garden
- John Port Spencer Academy Catchment Area

Size

Approx 1508.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

E

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