

CURRAN  
BIRDS  
+ CO

Lawnlea Close  
Sunnyhill, Derby  
£285,000





# CURRAN BIRDS + CO

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



EXTENDED FAMILY HOME WITH DELIGHTFUL GARDEN ROOM - An extended and much improved, modern detached three double bedroom home, tucked away at the head of a quiet cul-de-sac in this delightful position close to a local park area and being located within easy access of local amenities and Rolls-Royce main site.

This beautifully presented three-bedroom detached home offers a quality standard of finish throughout, with stylish living spaces including the delightful extended garden room with glass lantern, contemporary kitchen, separate utility room and wc. Upstairs, there are three well-proportioned bedrooms and contemporary bathroom. The primary bedroom has the benefit of an en-suite shower room and it must be noted that bedroom two is particularly spacious.

Outside, the block-paved effect patio and landscaped borders create a peaceful outdoor retreat, complemented by a beautiful resin-stone driveway and a single integral garage.









## The Detail

A much improved and extended three bedroom detached, set within a peaceful Sunnyhill cul-de-sac close to local parkland and excellent local amenities.

This property welcomes you with a composite entrance door into the entrance hallway with stairs to the first floor and door giving access to the spacious open-plan lounge and dining area. Perfect for both everyday living and entertaining, complete with a stylish feature fireplace, marble hearth, coal-effect gas fire and a double-glazed bay window. The dining space benefits from French doors leading into a charming garden room with glass lantern, which in turn opens out to the rear patio with french doors.

The kitchen has been fitted with contemporary high-gloss white units, granite-effect work surfaces, stainless steel handles, and LED plinth lighting. Integrated appliances include an Electrolux four-ring hob, stainless steel extractor, and electric double oven. Ceramic tiled flooring continues into the utility room, which provides additional base units, a stainless steel sink, boiler cupboard and plumbing for a washing machine.

Upstairs, the primary bedroom features mirrored sliding wardrobes and a modern en-suite shower room with marble-effect tiling, a vanity basin and LED backlit mirror. Bedroom two is particularly spacious and enjoys dual-aspect windows and loft access, while the third bedroom overlooks the rear garden. A stylish family bathroom completes the upstairs, offering a white three-piece suite with an L-shaped bath, electric shower and coordinating marble-effect splashbacks.

Externally, the resin-stone driveway is bordered with decorative purple slate, leading to an integral single garage. The enclosed rear garden is thoughtfully landscaped with a block-paved effect patio, lawn, raised borders, and timber shed—ideal for summer gatherings or quiet relaxation.











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## The Location

Lawnlea Close enjoys a quiet cul-de-sac position within Sunnyhill, a well-connected and established residential area to the south of Derby. It offers excellent convenience for professionals, being just a short commute to major local employers such as Rolls-Royce, as well as within easy reach of the Royal Derby Hospital and Derby City centre. Everyday shopping is made simple with a nearby Tesco Express, while a wider range of amenities, including independent shops, cafés, and services, can be found just a short drive away in Littleover village. The area also benefits from being located close to local schools and green open spaces, making it ideal for families.



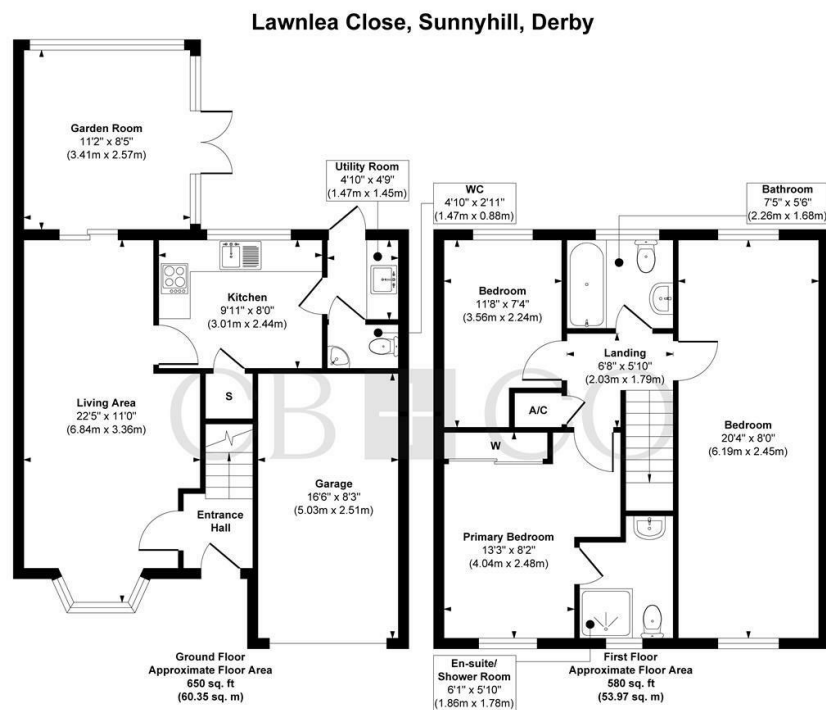












**Approx. Gross Internal Floor Area 1230 sq. ft / 114.32 sq. m (Including Garage)**

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

Produced by Elements Property

## The Particulars

- Much Improved Extended Detached Home
- Delightful Cul-de-Sac Position Close to Local Park Area
- Beautifully Presented - Ideal Family Home
- Entrance Hallway, Contemporary Kitchen, Utility Room & WC
- Open Plan Living Dining Room & Beautiful Garden Room
- Three Well Proportioned Bedrooms, Contemporary Bathroom & En-Suite
- Generous Resin Stone Driveway & Single Integral Garage
- Delightful Private & Enclosed Rear Garden
- Close to Excellent Local Shops & Amenities
- Easy Access to Rolls-Royce Main Site

### Size

Approx 1090.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

C



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Let's *Talk*

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