

CURRAN
BIRDS
CO

Spinneybrook Way
Mickleover, Derby
£499,950

CURRAN BIRDS + CO

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



NO CHAIN - A most spacious 'Miller Built' five double bedroom family home, offering around 2000 square feet of floor area and includes a double integral garage. The property offers well proportioned living accommodation that some cosmetic updating and is set within this delightful cul-de-sac position within this popular modern development off Station Road, within easy access of an excellent range of local amenities in Micklegate.

The accommodation offers generous well proportioned living accommodation and in brief comprises: entrance hall, cloakroom wc, spacious living room with bay window, open plan dining kitchen with bay window and a separate utility room. The first floor landing gives access to five double bedrooms with two en-suites and a four piece family bathroom.

Outside to the front there is a double width driveway leading to a double integral garage. There is a delightful landscaped garden with paved pat, shaped lawn and well stocked planting borders.





The Detail

Positioned on a generous corner plot within a desirable cul-de-sac, this substantial Miller-built detached family home offers spacious and well proportioned living accommodation with a versatile layout ideally suited to family living.

The property opens into a wide entrance hallway with oak flooring and a guest cloakroom/WC. To the front, the spacious living room features a bay window and a central fireplace with dark wood surround and inset electric fire, providing a warm and inviting focal point. The rear of the home is occupied by a large open-plan dining kitchen, fitted with beech-fronted units, granite-effect work surfaces, and a full range of integrated Neff appliances. A separate utility room provides space for laundry appliances, houses the central heating boiler, and gives internal access to the double garage.

Upstairs, there are five generously sized double bedrooms. The most spacious primary bedroom includes built-in wardrobes, a front-facing bay window, and a private en-suite shower room. Bedroom two also benefits from fitted wardrobes and its own en-suite, while bedrooms three, four and five offer flexibility for family, guests or home office use. The main bathroom features a four-piece suite with separate shower and bath.

Externally, the property offers a double-width driveway with block paved edging and a well-maintained front garden. The rear garden is landscaped with a shaped lawn, paved patio, timber pergola, and well-stocked planting beds, all enclosed by a combination of wall and fencing — offering a pleasant, private outdoor space.







CURRAN BIRDS + CO

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 M1 motorway.

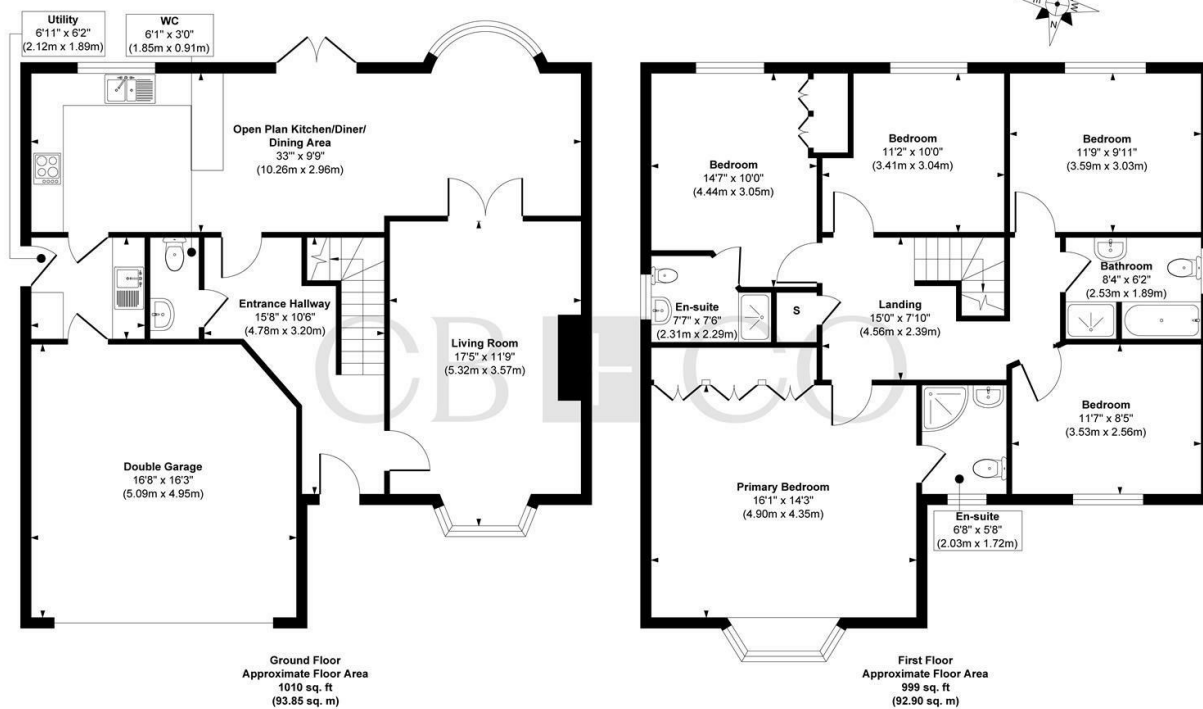
There are good schools at primary and secondary level and private education is also available at Derby High School and Derby Grammar School.







Spinneybrook Way, Mickleover, Derby



Approx. Gross Internal Floor Area 2009 sq. ft / 186.75 sq. m

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

The Particulars

- Most Spacious Miller Built Detached Family Home
- Corner Plot Position - Sought after Location
- Requires Cosmetic Updating - Exciting Potential
- Entrance Hallway, WC & Spacious Living Room
- Spacious Open Plan Dining Kitchen & Separate Utility Room
- Five Double Bedrooms, Two En-Suites & Family Bathroom
- Driveway, Double Integral Garage & Private Landscaped Gardens
- Close to Excellent Local Shops & Amenities
- Easy Access to the Royal Derby Hospital
- No Chain Involved

Size

Approx 2009.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

F

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