

CURRAN  
BIRDS  
+ CO

Gilling Close, Highfields

Littleover

£410,000





# CURRAN BIRDS + CO

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



STYLISH FAMILY HOME - A beautifully appointed, four bedroom detached family home, set within this cul-de-sac location and offering this delightful edge of estate location. Built by Miller Homes in 2020 to their 'Mitford' design, occupying the sought after Highfields development located on the edge of Littleover and Heatherton Village. The property has been beautifully presented throughout and offers over 1300 square feet of living accommodation including a stunning open plan dining kitchen with dining island with french doors opening out onto a beautiful south west facing rear garden with porcelain paved patio and generous lawn. The property also offers a generous driveway with electric car charging point and detached garage.









## The Detail

A stylish and beautifully appointed, four bedroom detached family home, set within this cul-de-sac location and offering this delightful edge of estate location. Built by Miller Homes in 2020 to their 'Mitford' design, occupying the sought after Highfields development located on the edge of Littleover and Heatherton Village.

Internally the property has been presented to a tasteful neutral theme throughout with stylish contemporary fittings and superb open plan dining kitchen with french doors giving access to the delightful south west facing garden.

The accommodation has the benefit of a two zone heating system with a combination boiler, uPVC double glazing and in brief comprises: entrance hallway, lounge with bay window, study, contemporary wc, utility room and a stunning open plan dining kitchen with dining island and fitted with a range of stylish anthracite grey high gloss finish contemporary units and integrated appliances, including fridge-freezer, dishwasher, double oven and a washer dryer in the utility room. This most spacious 23ft dining kitchen is located at the rear of the property and is the full width of the property with french doors giving access to the delightful south west facing rear garden.

The first floor landing gives access to four well proportioned bedrooms and contemporary family bathroom. The spacious primary bedroom also has the benefit of built in wardrobes a contemporary en-suite shower room. In addition there are further built in wardrobes in the third bedroom.

Outside, there is a landscaped front garden with a generous single width driveway leading to a single integral garage. The side driveway also offers an electric EV car charging point, There is a delightful south west facing rear garden with generous porcelain paved patio, generous lawned area with planting borders and feature LED lighting.









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## The Location

The property is situated on the highly favoured Highfields residential development located on the edge of Heatherton Village and Littleover.

The property occupies a convenient location close to amenities on the Highfields Estate and Heatherton Village and there are upcoming amenities. Littleover village centre is located around of a mile away and offers an excellent range of shops, including a supermarket, post office and petrol station.

Excellent educational facilities are available at all levels and the property is within the catchment of the noted John Port School and private education is also available nearby at Derby High School and Derby Grammar School for Boys.

The location is extremely convenient for Rolls-Royce, The Nuffield Hospital, The Royal Derby Hospital, Toyota and the University of Derby. Transport links with fast access on to the A38 and A50 leading to the M1 motorway.

There is a regular bus service to Derby City centre which lies some 3 miles to the north and offers a comprehensive range of shops and amenities including the noted Derbion shopping centre with its major retail outlets and cinema.



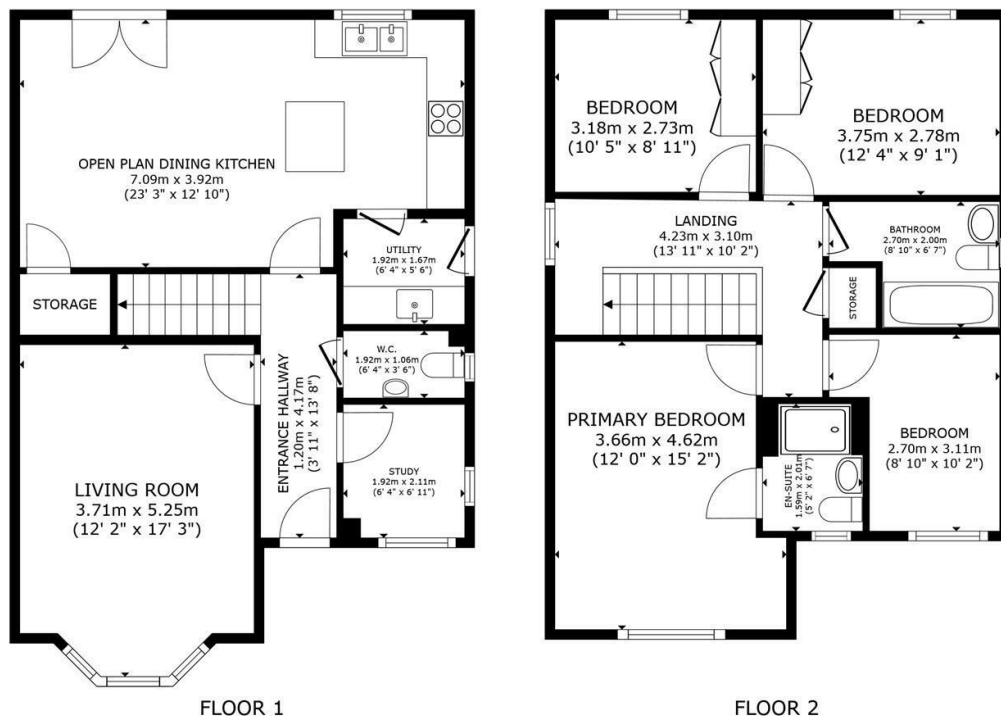












GROSS INTERNAL AREA  
 FLOOR 1 64.4 m<sup>2</sup> (694 sq.ft.) FLOOR 2 62.6 m<sup>2</sup> (674 sq.ft.)  
 TOTAL : 127.0 m<sup>2</sup> (1,367 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The Particulars

- Superb Miller Built Executive Detached Home
- Ideal family Home - Beautifully Presented Throughout
- Entrance Hallway, WC, Study & Lounge with Bay Window
- Spacious Contemporary Dining Kitchen with Dining Island & Utility
- Four Bedrooms & Contemporary Family Bathroom
- Spacious Primary Bedroom with Built In Wardrobes & En-Suite
- Delightful South West Facing Landscaped Rear Garden
- Generous Driveway, Electric Car Charging Point & Detached Garage
- Close to Excellent Local Amenities in Littleover & Mickleover
- Easy Access to A38, A50 & Rolls-Royce Sites

### Size

Approx 1367.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

E



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Let's *Talk*

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