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The Orchards, Burton  
Road  
£140,000



# CURRAN BIRDS + CO

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TOP FLOOR APARTMENT, CLOSE TO LITTLEOVER VILLAGE & CITY CENTRE  
– Orchard House offers an excellent opportunity to enjoy stylish and well-appointed apartment living in a sought-after residential setting. This top-floor, two-bedroom apartment combines space, comfort and a smart interior finish, all complemented by views over attractively maintained communal gardens. The accommodation includes a generous lounge, a modern Shaker-style kitchen with integrated appliances, and two double bedrooms, one of which benefits from an en-suite shower room. Built-in wardrobes, thoughtful storage, and a secure intercom entry system add convenience, while the communal gardens and seating areas offer an appealing outdoor space.





Accessed via a secure communal entrance with telephone intercom system, this well-maintained apartment is located on the top floor, reached via stairs leading through the shared hallway. On entering the property, a private lobby with laminate flooring and a cloak cupboard opens into a spacious hallway, which features a radiator, intercom phone, access to loft space, and a storage cupboard housing the central heating boiler.

The lounge is a standout feature, offering excellent proportions and two large double-glazed windows that overlook the rear communal gardens. Finishes include laminate flooring, a coved ceiling, and dual radiators, making the space feel both refined and comfortable.

The adjoining kitchen features classic Shaker-style wall and base units, an inset sink with swan neck mixer tap, and integrated appliances including a fridge freezer, dishwasher, washing machine, and electric oven. A gas hob with stainless steel cooker hood, recessed ceiling lighting, and space for a small dining table complete this well-equipped space.

To the front of the property, the principal bedroom benefits from built-in wardrobes and a matching chest of drawers, along with a private en-suite comprising a shower cubicle, wash basin, low-level WC, heater, recessed lighting, tile flooring, extractor fan, and an obscure double-glazed window. The second bedroom includes its own built-in wardrobe with overhead storage, a radiator, and a stylish glass block feature.

Externally, the property enjoys access to well-kept communal gardens with seating areas and lighting, providing a peaceful and welcoming outdoor environment. The apartment also has an allocated parking space.





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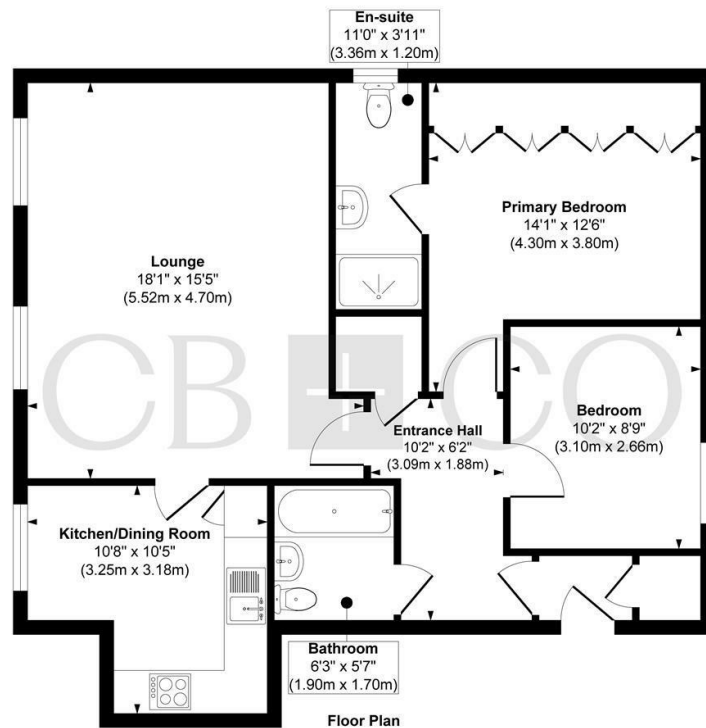
It is easy to access both Littleover Village and Derby City Centre from Orchard House, making this an ideal spot for convenience and connectivity. Littleover Village is just a short walk away and offers a range of local amenities including independent shops, a Co-op supermarket, a pharmacy, and a popular coffee shop –perfect for daily essentials and relaxed weekends. For a broader retail experience, the Derbion shopping centre is also within easy reach, offering a wide selection of high street stores, dining options, and leisure facilities. Excellent public transport links along Burton Road provide quick and reliable access across Derby, while motorists benefit from straightforward connections to the A38, A50, and M1. With its blend of accessibility, established community, and nearby amenities, this location is well suited to both professionals and those seeking a quieter lifestyle within easy reach of the city.







## Flat 24 Orchards, Burton Road



**Approx. Gross Internal Floor Area 789 sq. ft / 73.35 sq. m**

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

Produced by Elements Property

## The Particulars

- Spacious Top-Floor Apartment With Two Double Bedrooms
- Stylish Lounge With Dual Windows Overlooking The Rear Gardens
- Modern Shaker-Style Kitchen With Integrated Appliances And Space For Dining
- Principal Bedroom With Built-In Wardrobes, And En-Suite Shower Room
- Practical Hallway With Storage Cupboard, Loft Access, And Telephone Intercom System
- Well Maintained Communal Gardens With Seating Areas And Lighting
- Allocated Off-Road Parking Space Included With The Property
- Easy Access To Littleover Village With Its Shops, Supermarket And Coffee Shop
- Ideal First Time Purchase Or Investment Opportunity
- No Upward Chain

### Size

Approx sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

C

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Let's *Talk*

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