

CURRAN  
BIRDS  
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Little Woodbury Drive, DE23 3UN  
£300,000



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



EXTENDED WITH ADDITIONAL STUDY/POSSIBLE FOURTH BEDROOM - This high quality, extended home offers contemporary living within a popular Heatherton Village cul de sac. The property provides versatile accommodation, making it particularly appealing to first-time buyers and young families. A bright open-plan kitchen diner with vaulted ceiling forms the heart of the home, opening directly onto a landscaped, low-maintenance garden ideal for everyday living and entertaining. With flexible ground floor space including a useful study/potential fourth bedroom, laundry room and generous parking, this is a home designed to suit modern lifestyles in a well connected area close to schools.





### The Detail

This well-appointed home offers a practical and carefully considered layout arranged over two floors. The ground floor begins with a welcoming hallway leading to a useful laundry room/WC, fitted with shaker-style units, work surfaces and space for appliances. The lounge enjoys good proportions, benefits from under-stairs storage and flows seamlessly into the kitchen diner, creating a sociable living environment.

The kitchen diner is enhanced by a vaulted ceiling with Velux windows, recessed lighting and French doors opening onto the garden. White high-gloss wall and base units, an integrated oven and hob, and space for further appliances provide a clean, contemporary finish suited to modern living. A separate front-facing room offers flexibility for use as a study or an additional bedroom, ideal for home working or guest accommodation.



Upstairs, the principal bedroom features fitted wardrobes with soft-close doors and integrated storage. Two further bedrooms are well proportioned and served by a modern family bathroom, complete with a panelled bath featuring a thermostatic rainfall shower above, contemporary tiling, vanity unit and heated towel rail.

Externally, the property benefits from a block paved driveway to the front and additional off-road parking to the side. The rear garden has been landscaped for ease of maintenance, incorporating patio and decking areas, artificial lawn, gravel borders and a garden shed, providing an attractive and practical outdoor space for everyday use and entertaining.





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## The Location

Heatherton Village is a well-established and popular residential area known for its convenient access to everyday amenities and a strong community feel. The property is positioned within a quiet cul de sac, offering a sense of privacy while remaining close to local shops, a Co-op, and the well-regarded Hollybrook Pub – a popular spot for casual dining and socialising.

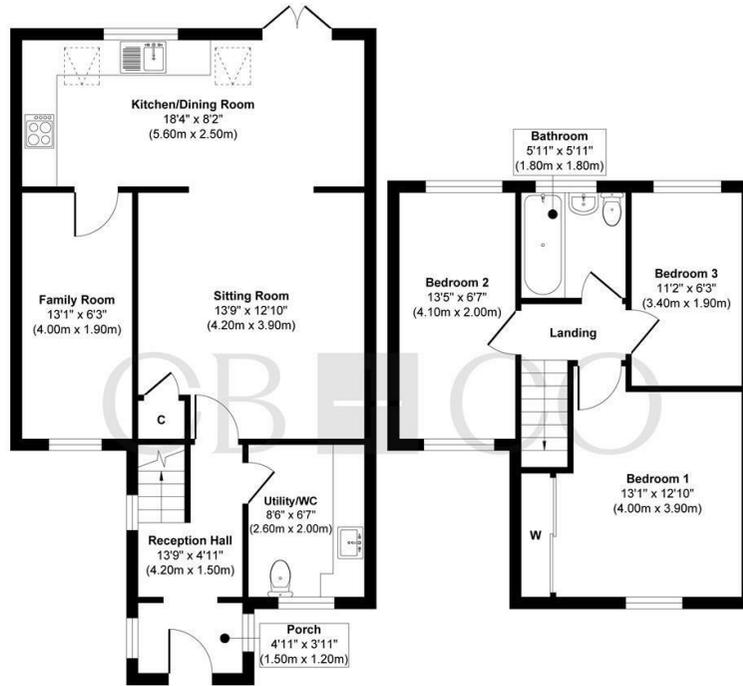
The property sits within the Littleover school catchment area and is well placed for Derby Royal Hospital, making it particularly attractive to professionals and families alike. Both Littleover and Mickleover villages are close by, each offering a wide choice of cafés, restaurants, supermarkets and leisure facilities. Green spaces, walking routes and local recreational areas further enhance the appeal







**18 Little Woodbury Drive, Heatherton**



Ground Floor  
Approximate Floor Area  
570 sq. ft  
(52.99 sq. m)

First Floor  
Approximate Floor Area  
377 sq. ft  
(35.04 sq. m)

**Approx. Gross Internal Floor Area 947 sq. ft / 88.03 sq. m**

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

Produced by Elements Property

## The Particulars

- Modern Three Bedroom Family Home
- Popular Heatherton Village Cul De Sac
- Flexible Ground Floor Study Or Additional Bedroom
- Laundry Room With Ground Floor WC
- Modern Contemporary Family Bathroom Suite
- Landscaped Rear Garden With Artificial Lawn
- Block Paved Driveway And Side Parking
- Within Littleover School Catchment Area
- Convenient For Derby Royal Hospital
- Ideal For First Time Buyers Or Young Families

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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