

CURRAN  
BIRDS  
+ CO

Ardleigh Close, Micklegate  
£375,000





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



CUL-DE-SAC LOCATION, NO CHAIN - Situated on a generous corner plot in a quiet cul-de-sac near Mickleover village, this beautifully modernised two-bedroom bungalow offers bright, spacious rooms with French doors opening onto the garden, creating a seamless connection between indoor and outdoor living. The contemporary shaker-style kitchen is fitted with integrated appliances, complemented by a versatile sunroom ideal for dining or relaxation.

The superb contemporary shower room adds a stylish finish to the accommodation. With a sizeable garden, double-width driveway, and offered with no chain, this property represents an excellent opportunity to acquire a stylish single-storey residence in a peaceful yet convenient location.









### The Detail

This well-presented bungalow features an inviting UPVC entrance opening to a hallway with two storage cupboards and loft access. The spacious lounge benefits from a feature marble-surround fireplace with an inset gas fire and French doors that lead directly to the rear garden. Adjacent, the sunroom/dining room features UPVC French doors, laminate flooring, and wall-mounted electric heating, providing a versatile space for dining or relaxation.

The kitchen is fitted with modern shaker-style units complemented by integrated appliances including an electric oven, induction hob, and cooker hood. Both bedrooms feature laminate flooring, with the master including sliding wardrobes for ample storage. The superb contemporary shower room offers a large walk-in rainfall shower, vanity storage, and tiled walls.

Outside, the well-maintained garden includes a press paved patio, artificial lawn, mature planting borders, and additional side garden area. The brick-built garage benefits from lighting, power, and a side door to the garden, while the press paved driveway provides ample off-road parking. This quality accommodation is ready to move straight into, offering a stylish and practical living environment.











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## The Location

Just a short walk from Mickleover village, this property enjoys easy access to a wide range of local conveniences. Tesco supermarket provides a comprehensive selection of groceries and essentials, while Java Coffee Shop offers a cosy setting for a morning coffee or casual catch-up. Dining options nearby include The Binary restaurant, known for its welcoming atmosphere and varied menu, and Brooks Wine Bar, perfect for relaxed evenings. Additionally, the village library and community centre serve as important hubs for learning, events, and social gatherings, fostering a strong sense of community and connection.



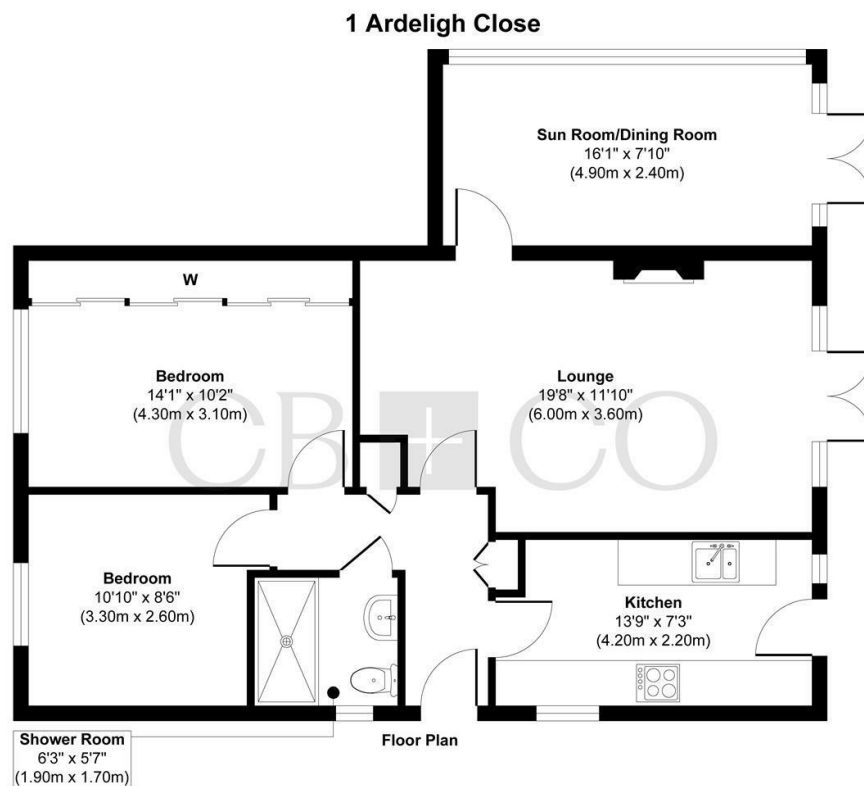












**Approx. Gross Internal Floor Area 797 sq. ft / 74.10 sq. m**

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

Produced by Elements Property

## The Particulars

- Spacious Two-Bedroom Detached Bungalow
- Generous Corner Plot With Additional Side Garden
- Modern Shaker-Style Kitchen With Integrated Appliances
- Contemporary Shower Room With Large Walk-In Rainfall Shower
- Versatile Sunroom/Dining Room With Heating
- Master Bedroom With Sliding Wardrobes Providing Ample Storage
- Brick Built Garage With Power And Lighting
- No Chain, Cut-de-sac Location
- Landscaped Garden, With Artificial Lawn
- Excellent Access To Mickelover Village

### Size

Approx 797.00 sq ft

### Energy Performance Certificate (EPC)

Rating

### Council Tax Band

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Let's *Talk*

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