



CURRAN BIRDS + CO

Ladybank Road
Mickleover, Derby
Offers in excess of: £265,000



CURRAN BIRDS + CO

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



EXTENDED HOME WITH DETACHED DOUBLE GARAGE - A beautifully presented, extended three bedroom, chalet style semi-detached home, that has undergone a comprehensive scheme of improvement and been appointed with stylish fittings and upgrades throughout. This property offers excellent ground floor living space with living room with open plan access to a study and the extended dining room with open plan access to the extended kitchen area with access to the delightful landscaped rear garden. Outside the property stands set back from the road and has rear access with a driveway off Broomhill Close with double detached garage.

The property would be ideally suited to young professionals or family and occupies this delightful position on Ladybank Road and is well positioned for access to the Royal Derby Hospital and Mickleover's first class range of local amenities.





The Detail

This extended chalet-style semi-detached home is a well-designed property offering a great deal of flexibility and space. The property has been presented to a stylish standard and has been comprehensively upgraded by the current vendors.

Upon entry, the entrance hallway leads to a living room with a recessed ornamental fireplace and large window to the front, providing plenty of natural light, the living room provides open plan access to a study/family room and then onto the extended dining room with patio doors giving access to the rear garden. This dining area is also connected with open plan access to the contemporary extended kitchen.

The contemporary kitchen has been fitted with cream high-gloss units, a stainless-steel sink, and integrated appliances, including an electric oven and four-ring hob. The kitchen offers two windows to the side elevation and door leading to the rear garden.

Upstairs, the three well-proportioned bedrooms offer ample space, including primary with double wardrobes. The second bedroom overlooks the rear garden and also features a built-in wardrobe. The bathroom is fitted with a white three-piece suite, metro-style tiled splashbacks, and a matte black finish shower, ensuring modern living standards.

Externally, the property benefits from a well-maintained front lawn and side pathway, with the potential for a driveway as the front curb has already been dropped.

The landscaped enclosed rear garden is an excellent space for relaxation and includes a paved patio, raised planting beds with LED lighting, and a barbecue area.

There is a rear driveway is accessed off Broomhill Close. This is a double width driveway which leads to a detached double garage that has been insulated and benefits from power and lighting.







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The Location

Ladybank Road is ideally situated within the sought-after Mickleover area, offering close proximity to essential local amenities including shops, cafes, and pubs. The property is within the catchment area for John Port School and is just a short drive to the Royal Derby Hospital, making it a prime location for both families and professionals.

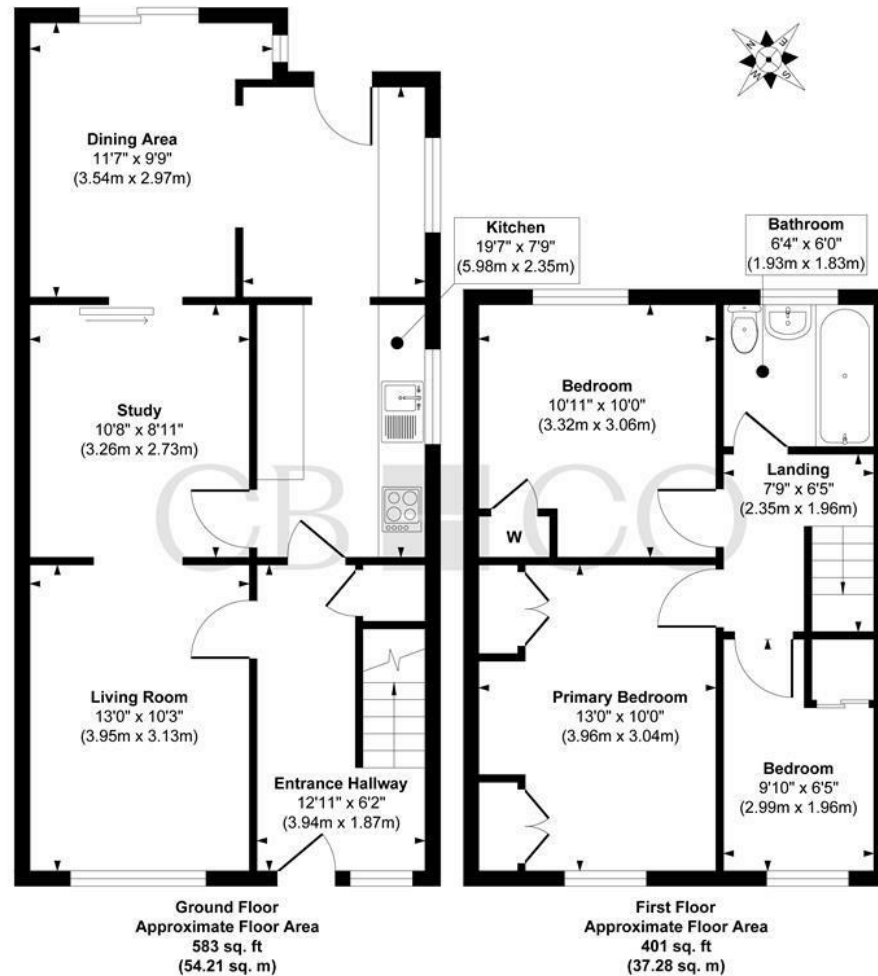
The property also benefits from easy access to Mickleover Golf Club and other recreational facilities, as well as excellent transport links to Derby city centre and surrounding areas. With a range of local parks, schools, and transport routes nearby, this location is ideal for those seeking convenience and connectivity.







Ladybank Road, Mickleover



Approx. Gross Internal Floor Area 984 sq. ft / 91.49 sq. m

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

Produced by Elements Property

The Particulars

- Superb Extended Chalet Style Semi-Detached Home
- Stylish Presentation & Comprehensively Upgraded
- Rear Double Width Driveway & Double Detached Garage
- Entrance Hall, Living Room & Study/Family Room
- Extension with Dining Area Leading to Extended Kitchen
- Three Bedrooms & Contemporary Bathroom
- Generous Front Garden with Potential to Create Front Driveway
- Delightful Enclosed Landscaped Rear Garden
- Close to Mickleover's First Class Range of Shops & Amenities
- Easy Access to the Royal Derby Hospital

Size

Approx 984.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

B

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Let's *Talk*

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