



# CURRAN BIRDS + CO

Wells Road  
Mickleover, Derby  
£225,000





# CURRAN BIRDS + CO

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





NO CHAIN - This well-proportioned two double bedroom semi-detached bungalow, offers a highly convenient position located close to Mickleover's first class range of local shops and amenities. The property requires some cosmetic updating but offers exciting potential for improvement.

This attractive bay-fronted semi-detached bungalow, offers a practical layout and generous room proportions and includes: entrance porch, hallway, lounge with patio doors to the rear garden, good sized dining kitchen, particularly spacious primary bedroom, double bedroom two and a bathroom.

Outside, the property stands on a generous plot with a block paved driveway, detached single garage and a delightful landscaped rear garden.









### The Detail

Entry into the home is side access into an entrance porch which then leads into an L-shaped inner hallway providing access to all rooms. The lounge is generously proportioned and features a central fireplace and wide sliding patio doors, connecting to the rear garden. The well proportioned dining kitchen is functional in its current form and benefits from dual aspect windows, fitted cabinetry with roll-edge oak effect worktops, a stainless-steel sink, and space for a freestanding gas cooker.

The spacious primary bedroom is positioned to the front of the home and features a large bay window and built-in wardrobes. The second double bedroom also includes fitted storage and a front-facing window. A white three-piece bathroom suite with electric shower over the bath and side elevation window completes the interior.

Outside, the property is approached via a spacious block-paved driveway, bordered by mature planting beds and a low boundary wall, offering parking for multiple vehicles and the driveway continues to the side leading to a single detached garage with an up-and-over door sits to the side. There is a delightful landscaped enclosed rear garden, incorporating a lower paved patio, raised lawn, mature planting and a timber shed.











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## The Location

Wells Road is situated within walking distance of a range of everyday amenities, including the village supermarket, doctor's surgery, and Mickleover Golf Course. There are also convenient bus routes nearby providing easy access to Derby city centre and surrounding areas. The location is well suited to those seeking a well-connected residential setting with local services close at hand.





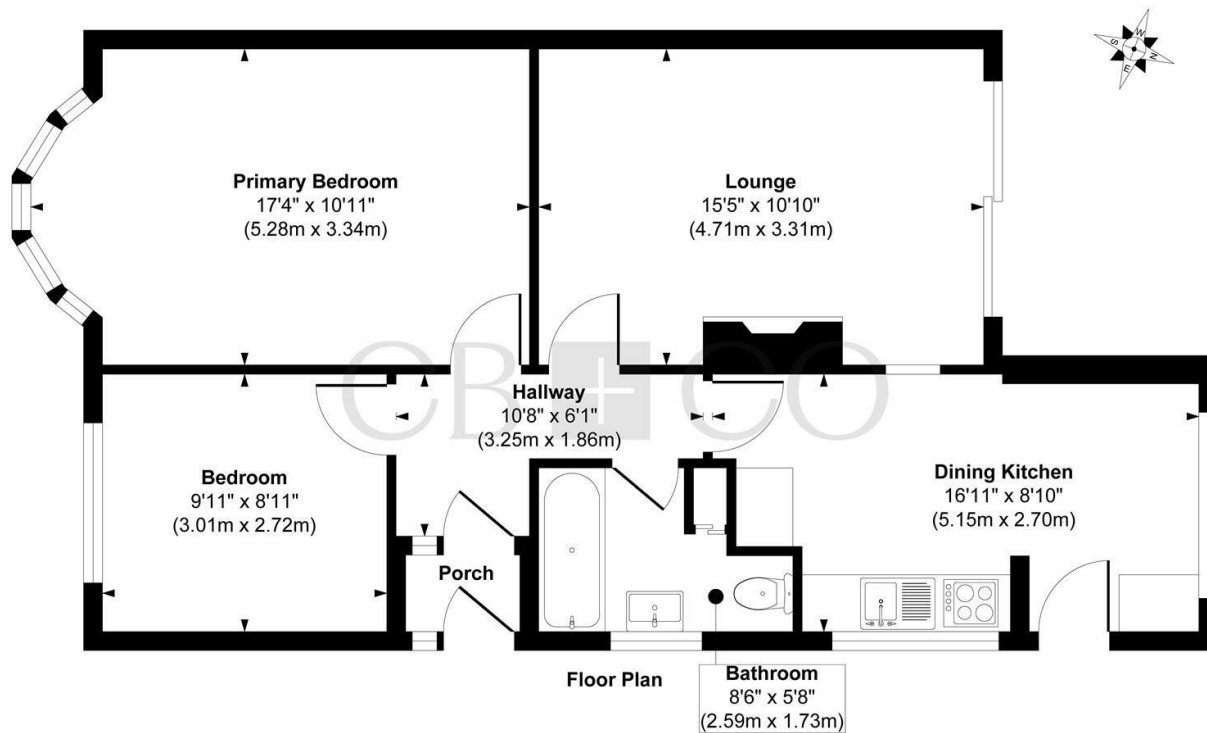








Wells Road, Mickleover, Derby



Approx. Gross Internal Floor Area 698 sq. ft / 64.98 sq. m

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

Produced by Elements Property

## The Particulars

- Well Proportioned Semi-Detached Bay Fronted Bungalow
- Requires Cosmetic Updating - Exciting Potential
- Gas Central Heating & uPVC Double Glazing
- Porch, Entrance Hallway & Lounge with Patio Doors to Rear Garden
- Good Sized Dining Kitchen
- Two Double Bedrooms & Bathroom
- Block Paved Driveway & Detached Garage
- Delightful Landscaped Rear Garden
- Close to Excellent Local Shops & Amenities
- No Chain

### Size

Approx 698.00 sq ft

### Energy Performance Certificate (EPC)

Rating E

### Council Tax Band

C



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Let's *Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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