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BIRDS  
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Middlefield Close, DE22 2HP  
£240,000



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



SPACIOUS TOWNHOUSE, NO CHAIN - This well presented mid town house offers generous accommodation designed for comfortable everyday living. The property provides well proportioned rooms, a spacious lounge, and a practical kitchen diner that forms the heart of the home. Upstairs, three well sized bedrooms create flexible space for families, guests, or those working from home.

Outside, the enclosed rear garden offers a pleasant area for relaxing or entertaining, while off road parking adds everyday convenience. Offered with no onward chain, this property represents an excellent opportunity for first time buyers, young families, or those seeking a well located investment.





### The Detail

The property is approached via a storm porch leading into the entrance hallway, which flows directly into a spacious lounge. This welcoming living space features a focal point electric fire and enjoys a bright and comfortable atmosphere, providing a versatile setting for everyday living.

To the rear, the kitchen diner provides a sociable and practical space within the home. Fitted with a range of matching wall and base units, the kitchen incorporates a gas hob, electric oven, sink and drainer, along with space for a fridge freezer. A window overlooks the rear garden, bringing in natural light, while a substantial understairs cupboard offers excellent storage. The room also offers ample space for a dining table and furniture, creating an ideal setting for entertaining.

From the kitchen, a rear lobby provides access to the garden and a useful ground floor WC. The WC comprises a toilet, wash hand basin, worktop and plumbing for a washing machine, creating a practical utility style space. There are also plenty of storage options with a sizeable walk in storage cupboard and spacious loft.

Upstairs are three generously proportioned bedrooms, including a principal bedroom with fitted wardrobes. The family bathroom is fitted with a three piece suite. Outside, the rear garden features a lawn, patio seating area and planted borders, with gated rear access and parking available to the front.







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## The Location

Situated within the well regarded suburb of Allestree, this property enjoys a setting that balances everyday convenience with a strong community feel. A short walk leads to Blenheim Parade, where a selection of independent shops, cafés, takeaways and essential services provide everything needed for day to day living.

Families will appreciate the proximity to Woodlands School, along with several nearby primary schools serving the area. The University of Derby is also within easy reach, adding further appeal for a variety of buyers.

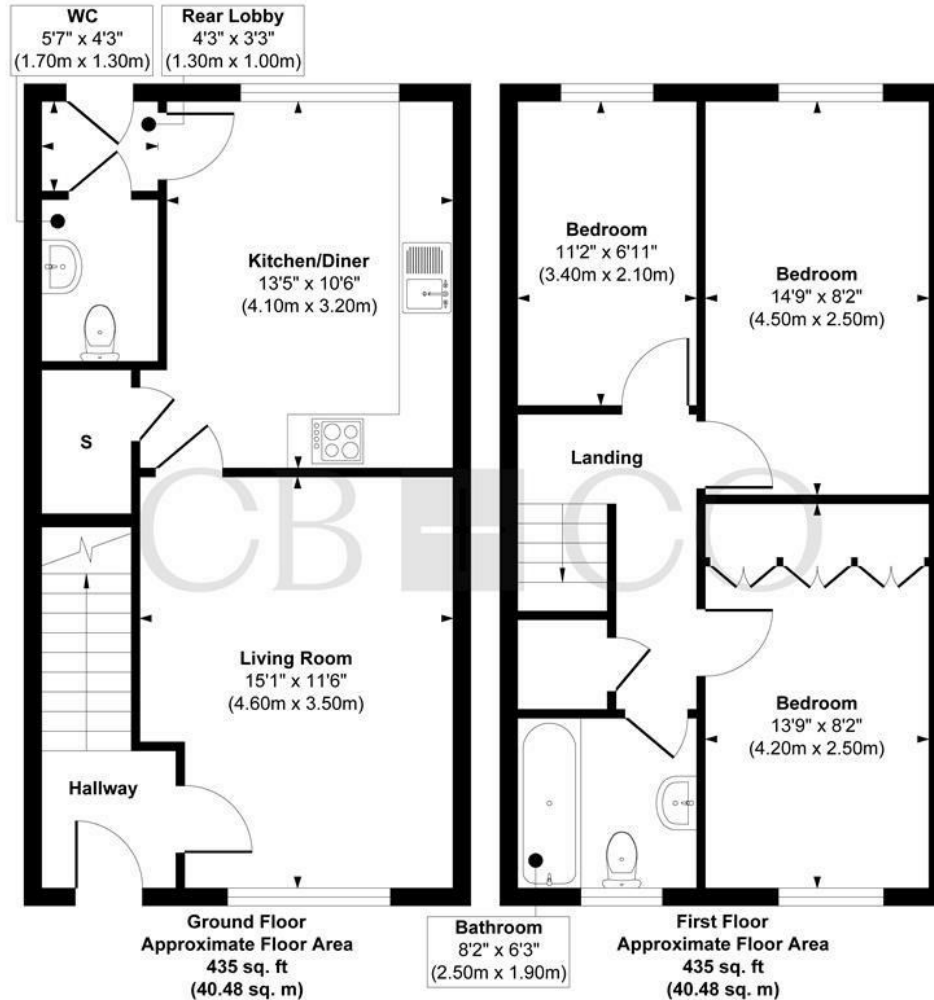
For outdoor space, Markeaton Park is close by and offers expansive green areas, woodland walks, cycle routes and a popular café. Allestree Park is also nearby and is particularly popular for dog walking, nature trails and open countryside style surroundings.







## Middlefield Close



**Approx. Gross Internal Floor Area 870 sq. ft / 80.96 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## The Particulars

- Well Presented Mid Town House
- Quiet Cul-De-Sac Position
- Spacious And Bright Living Room
- Large Kitchen Diner With Dining Space
- Downstairs WC/Utility Space
- Enclosed Rear Garden With With Lawn And Patio
- Off Road Parking To The Front
- Ideal First Time Buyer Opportunity
- No Onward Chain
- Close to Woodlands School And Primary Schools

*Size*

Approx sq ft

*Energy Performance Certificate (EPC)*

Rating C

*Council Tax Band*

C

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*Let's Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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