

CURRAN  
BIRDS  
+ CO

Fullers Close, Milford  
Belper, Derbyshire  
£265,000



CURRAN BIRDS + CO

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



SOUGHT AFTER RIVERSIDE DEVELOPMENT - A modern three bedroom mid-townhouse, set within this sought-after riverside development, in the historic village of Milford, part of a World Heritage Site. This modern home would be ideally suited to a young family or professionals.

The property has just been upgraded with replacement uPVC double glazed windows and has gas central heating and the accommodation in brief comprises: entrance hallway, living room with bay window, inner hallway, cloakroom wc and a dining kitchen with french doors leading to the rear garden. Upstairs, the first floor landing leads to three well proportioned bedrooms and a bathroom. The primary bedroom also has an en-suite shower room.

Externally, the home has a low-maintenance front garden and a beautifully landscaped rear garden with composite decking, paved pathways, and a timber summerhouse. Gated rear access leads to two allocated parking spaces.





## The Detail

Situated in the sought-after village of Milford, this well-presented three-bedroom home on Fullers Close offers stylish, modern living across two floors, ideal for families or professionals alike.

The ground floor opens via a wood-paneled entrance door into a welcoming hallway, complete with staircase access and a glazed door leading into the living room. The living room is bright and inviting, featuring a charming box bay window to the front and a feature fireplace with electric fire, creating a cosy focal point. An inner hallway with attractive oak-effect flooring provides access to a convenient downstairs WC and a spacious dining kitchen.

The dining kitchen is a standout feature of the home, fitted with a range of contemporary grey paneled units, granite-effect work surfaces, and integrated appliances including an electric oven, gas hob, and tall fridge freezer. French doors open directly onto the rear garden, allowing for seamless indoor-outdoor living.

Upstairs, the property offers three well-proportioned bedrooms. The primary bedroom benefits from a bay window and a modern ensuite shower room. Two further bedrooms are served by a stylish family bathroom fitted with a white three-piece suite and chrome heated towel rail.

Externally, the home boasts a low-maintenance front garden and a beautifully landscaped rear garden with composite decking, paved pathways, and a timber outbuilding. Gated rear access leads to two allocated parking spaces, completing this attractive and practical home.







CURRAN BIRDS + CO

## The Location

The historic village of Milford is a world heritage site and is situated in the Chevin Valley on the banks of the River Derwent. The village has an excellent range of amenities available locally being positioned within easy access of Belper and Duffield which are both situated close by. There is also easy access to both Derby and Matlock.

The City of Derby is approximately seven miles to the South providing a full range of amenities. The market town of Belper is approximately two miles away and offers a broad range of facilities including a supermarket and a range of quality delis and restaurants. Milford is also noted for its village inns, reputable primary school and is also one mile away from the village of Duffield, again offering a good range of amenities including a railway station.

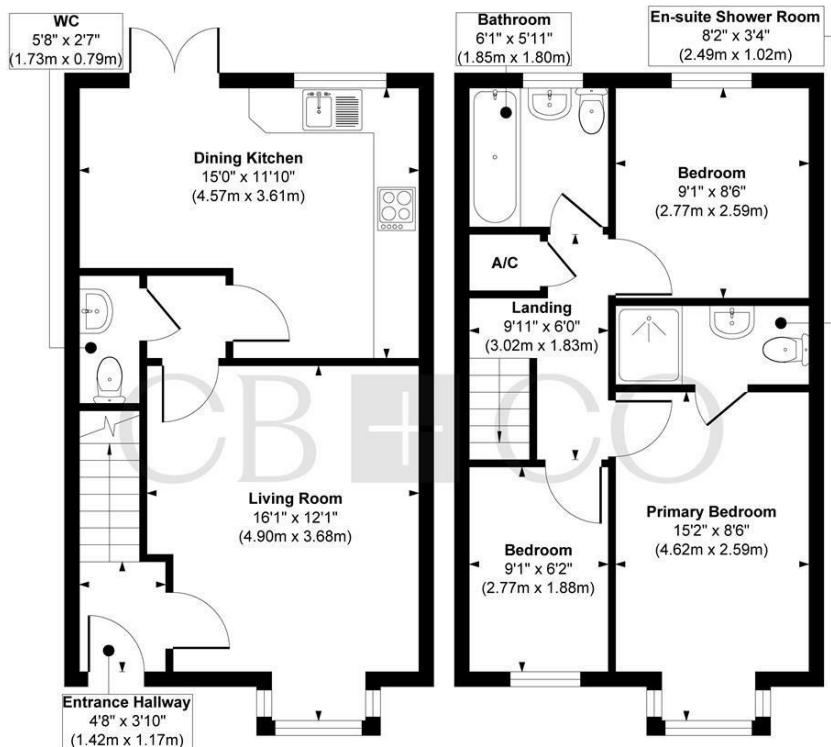
This superb location offers fast access to the A6 and A38 leading to the M1 motorway and is also in the Derbyshire countryside with the River Derwent providing some delightful country and riverside walks.







**Fullers Close, Milford, Belper, Derbyshire**



**Ground Floor**  
 Approximate Floor Area  
 399 sq. ft  
 (37.06 sq. m)

**First Floor**  
 Approximate Floor Area  
 399 sq. ft  
 (37.06 sq. m)

**Approx. Gross Internal Floor Area 798 sq. ft / 74.12 sq. m**

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

Produced by Elements Property

## The Particulars

- Modern Three Bedroom Mid-Townhouse
- Set in the Chevin Valley - Beautiful Riverside Development
- Ideal for Young Family or Professionals
- Recently Upgraded UPVC Double Glazing & Gas Central Heating
- Entrance Hallway, Living Room, Inner Hallway & WC
- Dining Kitchen with French Doors Leading to Rear Garden
- Three Bedrooms, Bathroom & En-Suite Shower Room
- Landscaped Rear Garden & Two Parking Spaces to Rear
- Conveniently Located between Duffield & Belper
- Beautiful Riverside & Countryside Walks

### Size

Approx 798.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

C

# CURRAN BIRDS + CO

*Let's Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved