

CURRAN  
BIRDS  
+ CO

Muirfield Drive  
Mickleover, Derby  
£475,000





# CURRAN BIRDS + CO

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



LITTLEOVER SCHOOL & WREN PARK SCHOOL CATCHMENT - A beautifully maintained 'David Wilson' built, four bedroom detached family home with double detached garage. The property offers a generous plot with potential for extension (subject to planning consent being obtained) and is set within this highly sought after mature estate close to Mickleover Golf Club and the Royal Derby Hospital.

This property has been presented to a tasteful neutral theme throughout and offers a spacious and well proportioned family home that in brief comprises: entrance hallway, downstairs wc, spacious lounge with bay window and patio doors, dining room, contemporary kitchen and utility room. The first floor landing leads to four well proportioned bedrooms and contemporary bathroom. The spacious primary bedroom and contemporary en-suite shower room.

This property offers a superb corner plot at the end of a private shared driveway. There is generous driveway and parking area leading to a double detached garage. There is also a generous private and enclosed rear garden.









## The Detail

This well-maintained four bedroom detached family home offers a delightful position set in this secluded position at the end of a private shared driveway on this highly sought after mature estate position. The property offers a generous plot with exciting potential for extension (subject to necessary planning consent being obtained)

The property has been presented to a tasteful neutral theme throughout and has the benefit of an alarm system, gas central heating and the property having been re-fitted with replacement uPVC windows and doors in recent years.

The welcoming hallway sets the tone, finished with engineered wood flooring, alarm keypad, recessed LED lighting and provides access to all principal ground floor rooms. The spacious lounge enjoys excellent natural light via a front-facing bay window and features a central Italian stone fireplace with marble hearth and coal-effect gas fire. There is a useful study and a separate dining room provides has a rear facing window and provides access to the contemporary kitchen is fitted with high-gloss white cabinetry, integrated Bosch appliances, and roll edge wood effect worktops, offering a clean and functional cooking environment. Adjacent to the kitchen, the utility room houses the Worcester Bosch boiler and has space for laundry appliances and downstairs wc completes the ground floor.

Upstairs, the landing leads to four well-proportioned bedrooms. The generous primary bedroom overlooks the rear garden and benefits from built-in wardrobes and a private en-suite shower room. A contemporary family bathroom, fitted with a modern white three-piece suite, serves the remaining bedrooms.

Outside, the property stands on a corner plot at the end of a private shared driveway. The block-paved and tarmac driveway provides ample off-street parking and leads to a detached double garage. The good sized rear garden is enclosed by timber fencing and a conifer tree boundary. The garden is thoughtfully laid out with a full-width paved patio and generous rear lawn.









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## The Location

Mickleover is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists. Local shops include a large Tesco supermarket and a Marks & Spencers convenience store and petrol station. There are also several public houses within the centre of Mickleover Village and a recent addition is the Binary Bar and Restaurant.

The property also falls within the catchment area for the noted Littleover Community School and just a short walking distance from Wren Park Primary school. Private education is also available nearby at Derby High School and Derby Grammar School for boys.

A regular bus service on Burton Road and Uttoxeter Road, runs into Derby City centre, which is within easy walking distance and the property's location provides easy access to a full of local amenities. This location also offers swift access to the A38, A50, M1 motorway and the main motorway network.

Mickleover is also well positioned for employment opportunities at Rolls-Royce, Toyota, Derby University and the Royal Derby Hospital.



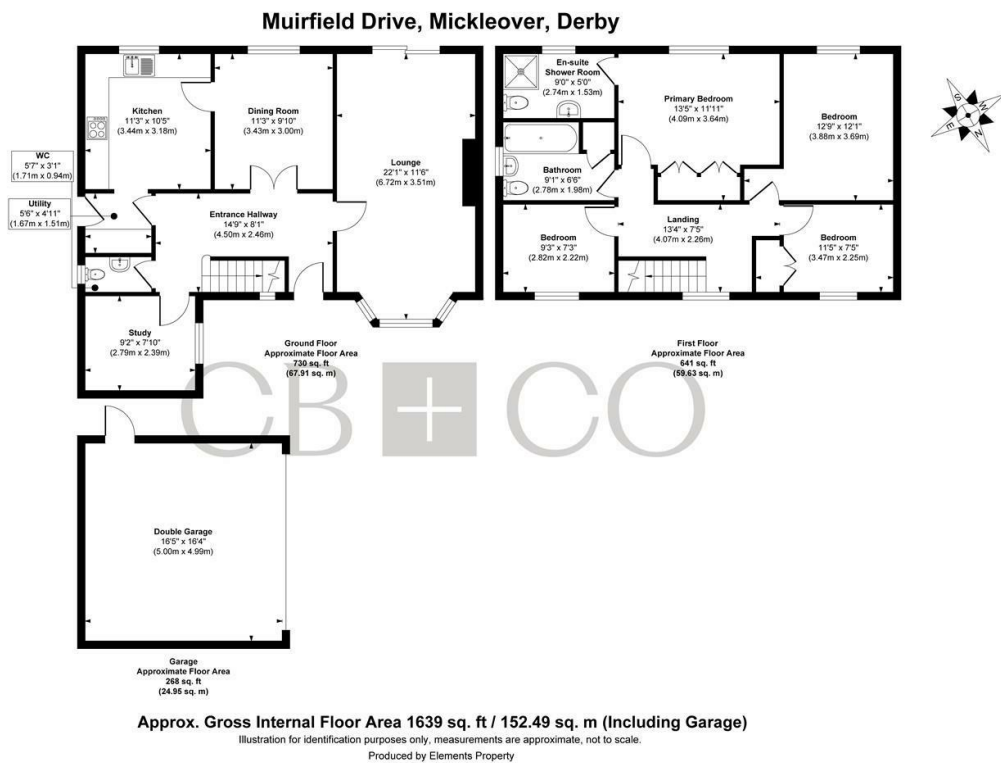












## The Particulars

- Spacious 'David Wilson' Built Four Bedroom Detached Home
- Littleover School & Wren Park Primary School Catchment Areas
- Potential for Extension (Subject to Planning Consent)
- Tastefully Presented & Improved by Current Vendors
- Entrance Hallway, WC, Study, Dining Room & Spacious Lounge
- Contemporary Kitchen & Separate Utility Room
- Four Bedrooms, Contemporary Bathroom & En-Suite Shower Room
- Driveway, Double Detached Garage & Generous Rear Garden
- Close to the Royal Derby Hospital & Excellent Local Amenities
- No Chain Involved

### Size

Approx 1371.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

E



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Let's *Talk*

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