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Agrimony Place, Hackwood Grange  
Mickleover, Derby  
Offers in excess of: £220,000



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BEAUTIFUL MODERN HOME WITH OPEN PLAN LIVING - A beautifully presented two double bedroom end townhouse of style and character, situated in the delightful cul-de-sac position with an outlook towards an open green space and hedgerow and offering a generous end plot position with one of the larger gardens plots for a property of this style.

Built by Redrow Homes in 2020 to their Heritage Collection and offering an NHBC guarantee remaining. The property offers a beautiful open plan living dining kitchen and would be ideally suited to the first time buyer or young professionals. The property is situated in the highly desirable Hackwood Grange development on the edge of Mickleover.





## The Detail

This beautifully presented two-bedroom end townhouse, built by Redrow in 2020 as part of their Heritage Collection, this quality specification home benefits from the remaining NHBC guarantee. The property would be ideally suited to a young professional couple or first time buyer.

This superb home offers a modern and functional living space. The open-plan layout on the ground floor includes a spacious light and spacious living area with dual aspect windows, this seamlessly flows into the dining and kitchen areas. The kitchen is fitted with sleek, white high-gloss units with integrated AEG appliances, including an electric oven, gas hob, fridge and freezer. There's also a convenient downstairs WC.

Upstairs, the two double bedrooms offer ample space, with the spacious primary bedroom offering a delightful outlook over the green space and hedgerow to the front. The bathroom is fitted with a contemporary three-piece suite, including a bath with overhead shower and ceramic tiled splashbacks.

This property offers a delightful end position and the end of this private driveway. The property offers two parking spaces located at the front of the property and has pathway access to the side leading to the generous enclosed garden. The garden has a generous lawn, paved patio seating area and the garden is enclosed by a timber fence panelled boundary.







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## The Location

Hackwood Grange is a sought after modern development located on the edge of Mickleover. This 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 is also situated close to open Countryside and the local villages of Kirk Langley and Mackworth Village.

The property also offers good transport links to the A38 and A50 trunk roads and in turn to the M1 motorway and East Midlands International Airport. The A52 is also just a few minutes away providing easy access to Ashbourne and Peak District.

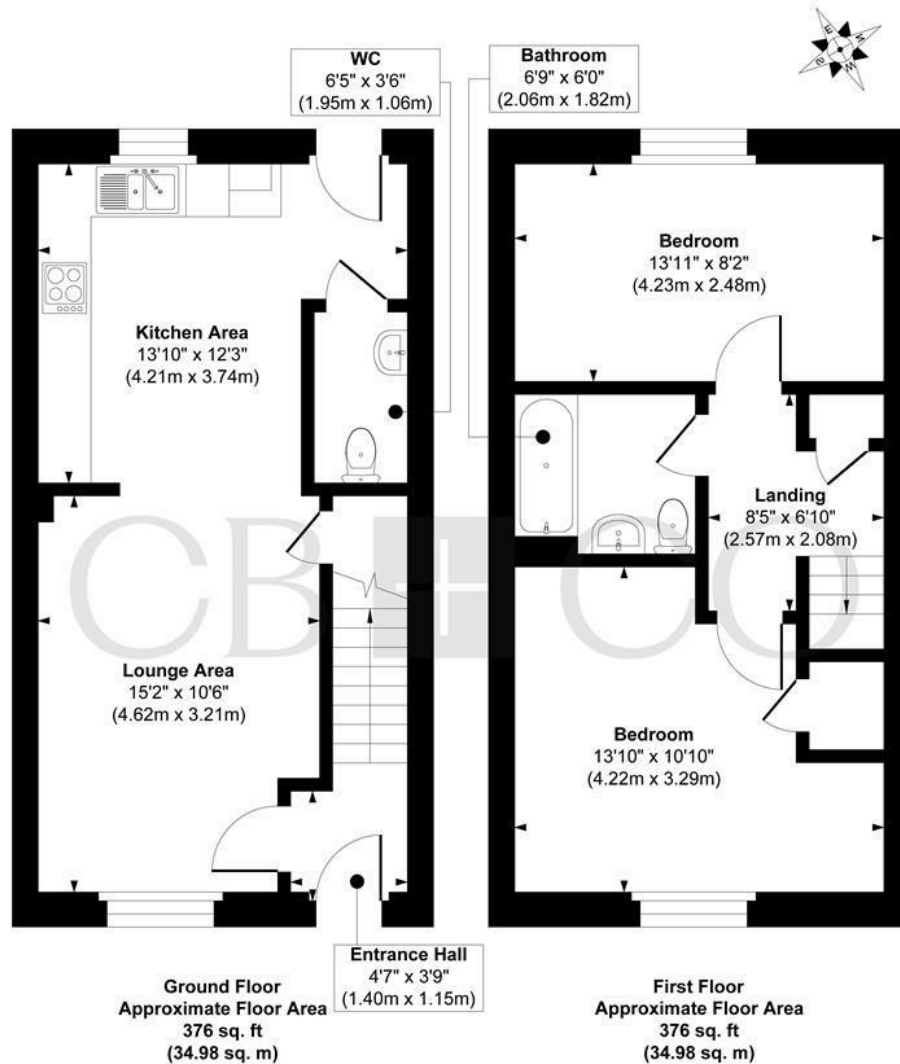
There are also local employment opportunities within easy access including Royal Derby hospital, Toyota, Rolls-Royce and Derby University.







**Agrimony Place, Hackwood Grange, Mickleover, Derby**



**Approx. Gross Internal Floor Area 752 sq. ft / 69.96 sq. m**

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

Produced by Elements Property

## The Particulars

- Superb Modern Townhouse with Generous End Plot
- Built by Redrow Homes in 2020 to a Quality Specification
- Presented to Tasteful Neutral Theme Throughout
- Ideal for First Time Buyer or Young Professionals
- Entrance Hallway & Downstairs WC
- Superb Open Plan Layout - Living Area & Kitchen Area
- Two Generous Double Bedrooms & Contemporary Bathroom
- Two Parking Spaces & Generous Rear Garden - Larger End Plot Position
- Close to Excellent Local Amenities & Open Countryside
- No Chain Involved

### Size

Approx 752.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

B

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*Let's Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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