



CURRAN
BIRDS
CO

Newham Close, Harlow Fields
Mackworth, Derby
Offers in excess of: £255,000

CURRAN BIRDS + CO

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



IMMACULATE FOUR BEDROOM HOME WITH SINGLE GARAGE & PARKING – A truly immaculate and most spacious four bedroom townhouse, offering around 1200 square feet of living accommodation over three floors and occupying this delightful edge of estate position on the ever popular Harlow Fields development in Mackworth. This property offers a versatile layout and has been beautifully presented throughout and with this well-connected location, the property is perfectly suited to growing families and professionals alike.

The property includes: entrance hallway, cloakroom wc, well appointed dining kitchen and spacious rear living room with access to the rear garden. The first floor landing gives access to three well proportioned bedrooms and bathroom. The second floor landing gives access to a most spacious primary bedroom with en-suite shower room.

Outside, the property features thoughtfully landscaped front and rear gardens, including a private rear retreat complete with paved patio, artificial lawn and a charming pergola. There is also gated access leading to a residents car parking area with a good sized single garage with an allocated parking space in front.





The Detail

This modern four-bedroom townhouse offers a superb balance of style, space and practicality, arranged over three well-planned floors. On entry, a spacious hallway with solid american oak flooring sets a welcoming tone and provides access to a cloakroom wc, well appointed dining kitchen and living room. The well appointed dining kitchen to the front elevation features a bay window, a range of cream wall, base and drawer units, tiled splashbacks and space for essential appliances. The spacious living room at the rear benefits from French doors flanked by full-height windows, creating a seamless connection with the delightful landscaped rear garden.

The first floor comprises three bedrooms—two doubles and a generous single—served by a well-appointed family bathroom with part-tiled walls, panelled bath with overhead shower, pedestal basin and wc. The second floor is dedicated to a most spacious primary bedroom suite with both front and rear facing windows, built-in storage and a private en-suite shower room with corner shower.

Externally, the front garden features a shared stone pathway and artificial lawn area with steel fencing and planting borders. There is a delightful, thoughtfully designed low maintenance south facing rear garden with paved patio, artificial lawn and raised planters with a pergola seating area for outdoor enjoyment. The property also offers a residents car park with allocated parking space leading to a good sized single garage with up-and-over door, positioned at the rear and accessible via a gated path.

This is a well-considered and beautifully maintained home, offering move-in ready accommodation in a popular residential setting.





CURRAN BIRDS + CO

The Location

The property is located in the sought after Harlow Fields development in the ever popular residential suburb of Mackworth. Giving easy access to a full range of amenities in both Mackworth, Mickleover and Derby City centre. Mackworth offers a range of shops and amenities on Prince Charles Avenue but is also situated within easy access of Kingsway Retail Park and Sainsbury's supermarket.

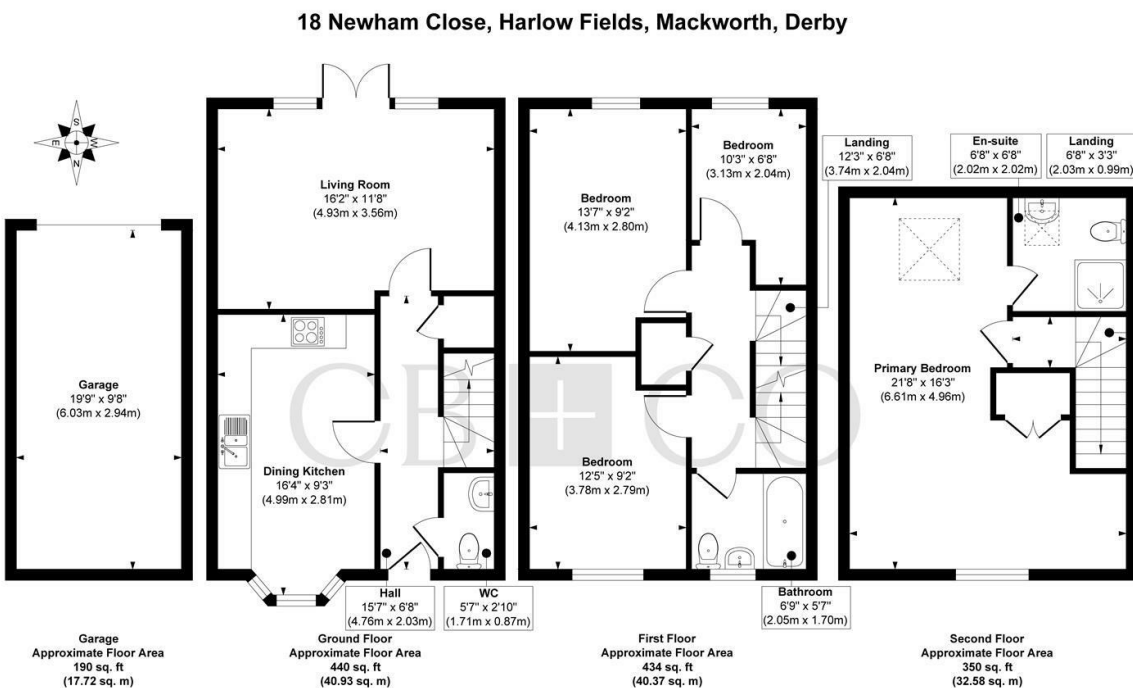
A regular bus service is available and good schooling at all levels. Excellent transport links are close by with easy access onto the A38, A50 and A52, which provide swift onward travel to the main motorway network and other regional centres.

Markeaton Park is only a short distance offering a range of leisure facilities and kids play areas. The nearby countryside provides some delightful scenery and walks.









Approx. Gross Internal Floor Area 1414 sq. ft / 131.60 sq. m (Including Garage)

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

Produced by Elements Property

The Particulars

- Immaculate Three Storey Mid-Townhouse
- Ideal for Young Professionals or Families
- Edge of Estate Position on the popular Harlow Fields Development
- Around 1200 Square Feet of Living Accommodation
- Entrance Hallway, WC & Dining Kitchen
- Spacious Living Room with French Doors to Rear Garden
- Four Bedrooms, Bathroom - Primary Bedroom with En-Suite
- Parking Space & Large Single Garage
- Delightful South Facing Landscaped Rear Garden
- Close to Markeaton Park & Open Countryside

Size

Approx 1224.00 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