

CURRAN
BIRDS
+ CO



Merton Drive, Derby,
DE22 4JJ
£1,400pcm



CURRAN BIRDS + CO

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



A beautifully presented and thoughtfully maintained detached family home, occupying a generous plot within a popular residential location. This modern property offers spacious and versatile accommodation, including a dual-aspect lounge, a contemporary fitted kitchen with French doors opening onto the garden, and three well-proportioned bedrooms. With off road parking, a detached garage, and well kept gardens, the home is ideal for families or professional tenants seeking comfort, space and excellent connectivity.









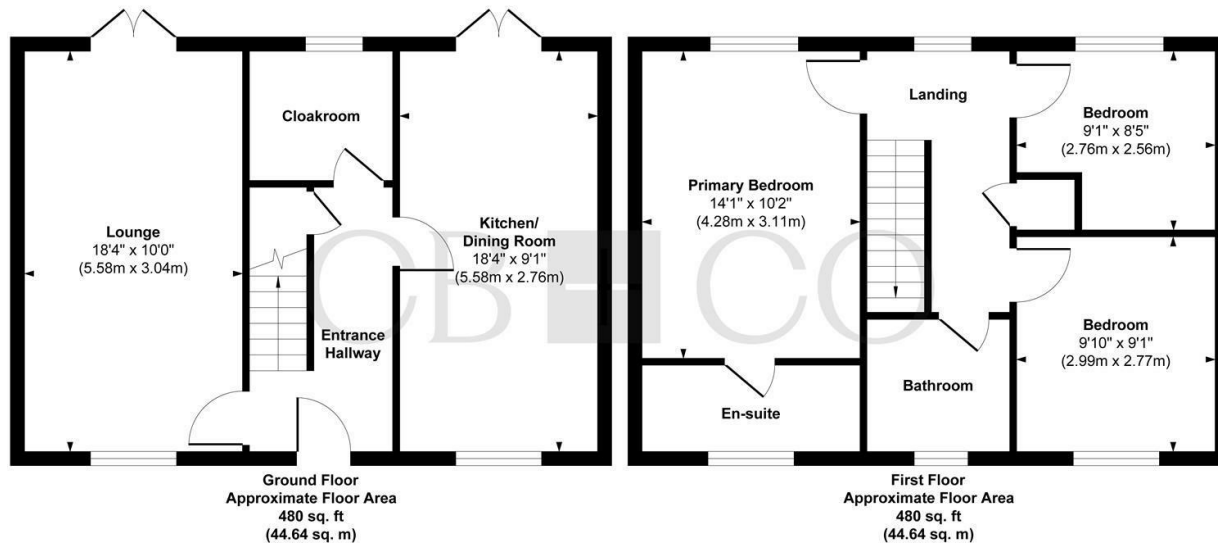
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Approx. Gross Internal Floor Area 960 sq. ft / 89.28 sq. m

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

The Particulars

- Beautifully Presented Modern Detached Family Home
- Spacious Dual Aspect Lounge With French Doors To Garden
- Contemporary Fitted Kitchen Diner
- Three Generously Proportioned Bedrooms Including En Suite
- Modern Family Bathroom Plus Master En Suite Shower Room
- Gas Central Heating And uPVC Double Glazing Throughout
- Off Road Parking For Multiple Vehicles Plus Detached Garage
- Well Maintained Front And Rear Gardens With Patio Seating
- Convenient Location Close To Schools Amenities And Transport
- Excellent Road Links Via A38 A50 And M1 Motorway Access

Size

Approx 958.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

D

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Let's *Talk*

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