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Chicory Close, Mickleover
£1,200 PCM



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



STYLISH THREE-BEDROOM HOME IN HACKWOOD PARK – Tucked away in the ever-popular Hackwood Park development in Mickleover, this well-designed three-bedroom semi-detached property offers the perfect blend of comfort and contemporary living. From the sleek kitchen with integrated appliances to the spacious living and dining area that opens onto a private garden, every element has been considered for modern lifestyles. The property includes two bathrooms, including an en-suite to the primary bedroom, along with a guest WC on the ground floor. With allocated parking for two vehicles and a low-maintenance rear garden ideal for entertaining, this home is ready to move straight into. Whether you're a professional couple, growing family, or downsizer looking for something easy to manage, Chicory Close delivers stylish accommodation in a highly sought-after location.





The Detail

This attractive three-bedroom semi-detached home offers a well-proportioned layout across two floors, finished with a thoughtful combination of modern fittings and clean, neutral décor throughout.

On entering the property, a welcoming hallway with ceramic tiled flooring provides access to a downstairs WC and the main living areas. The kitchen, positioned to the front, features a range of contemporary units with brushed steel handles, quartz effect work surface, and integrated appliances including a tall fridge/freezer, oven, gas hob, extractor and dishwasher.

To the rear, the spacious living and dining room is ideal for both relaxing and entertaining, with French doors and an additional window providing plenty of natural light and direct access to the rear garden. There's also a handy understairs storage cupboard.

Upstairs, the landing leads to three well-proportioned bedrooms. The primary bedroom enjoys front-facing views, built-in wardrobes, and its own en-suite shower room with a sleek three-piece suite. Bedrooms two and three are positioned to the rear and served by a family bathroom featuring a panel bath, wall-mounted basin, and WC with coordinated ceramic tiling.

Externally, the property benefits from a tarmac driveway providing parking for two vehicles, a neat front lawn, and an enclosed rear garden with patio, lawned area, and gated rear access.







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The Location

Chicory Close is nestled within the desirable Hackwood Park development in Mickleover — a popular residential suburb to the west of Derby.

This modern community is particularly well-suited to families, with Hackwood Primary Academy just a short walk away, along with other well-regarded schools in the area.

Residents benefit from easy access to local amenities including a Tesco supermarket, cafes, takeaways, and medical services.

The area is well connected by road, with swift links to the A38, A50 and Derby's outer ring road, making commuting to the Royal Derby Hospital, Rolls-Royce, Toyota, and the city centre convenient.

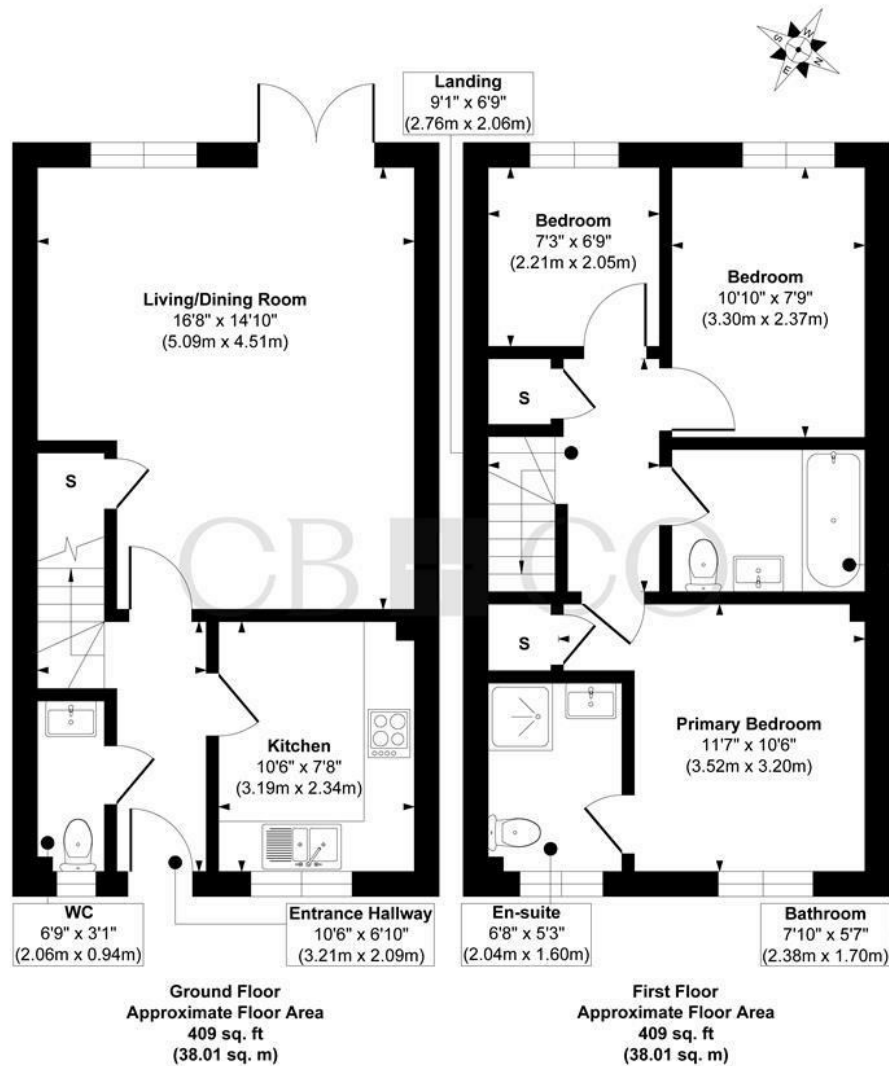
With local parks and green open spaces nearby, Hackwood Park strikes a perfect balance between suburban calm and everyday practicality.







6 Chicory Close, Hackwood Park, Mickleover



Approx. Gross Internal Floor Area 818 sq. ft / 76.02 sq. m

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

The Particulars

- Stylish End Townhouse set in the in the Desirable Hackwood Park
- Spacious Living And Dining Area With French Doors To Rear Garden
- Modern Kitchen With Integrated Appliances And Contemporary Finishes
- Primary Bedroom Featuring Built In Wardrobes And Sleek En-Suite
- Two Further Well-Proportioned Bedrooms And A Family Bathroom
- Guest WC On Ground Floor And Handy Understairs Storage Cupboard
- Private Rear Garden With Lawn, Patio Area, And Gated Access
- Allocated Parking For Two Vehicles And Neat Front Lawn
- Walking Distance To Hackwood Primary Academy And Local Amenities
- Excellent Transport Links & Easy Access to the Royal Derby Hospital

Size

Approx 947.23 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

C

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Let's *Talk*

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