

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

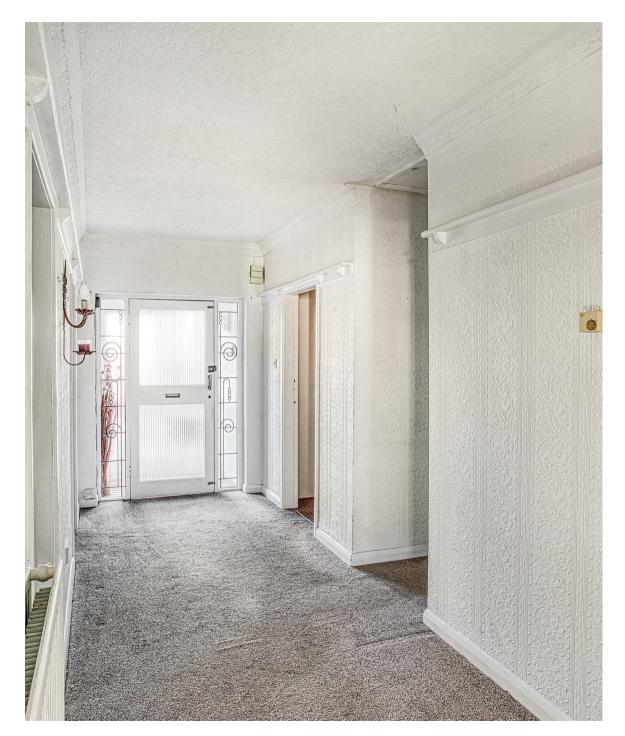


PETS CONSIDERED! A wonderfully spacious two-bedroom bungalow set within one of Littleover's most desirable residential pockets. This appealing home offers an inviting blend of comfort, practicality and serene outdoor living, perfect for those seeking a peaceful yet well-connected lifestyle. Generous living spaces flow naturally throughout, including a bright lounge, sociable kitchendiner and a delightful conservatory overlooking the garden. The beautifully maintained rear garden offers a tranquil backdrop, enhanced by its private outlook towards the local tennis club. With excellent parking, a sizeable detached garage and a quiet residential setting, this is a rare opportunity to secure a home of genuine charm and convenience.















## CURRAN BIRDS ... C









## The Particulars

- Spacious Two-Bedroom Bungalow In A Highly Sough After Littleover Location
- Bright Lounge And Welcoming Conservatory With Garder Outlook
- Well-Appointed Kitchen-Diner With Integrated Dishwasher And Fridge
- Useful Pantry Providing Excellent Additional Storage Space
- Two Double Bedrooms Featuring Built-In Wardrobe Throughout
- Bathroom Plus Separate WC Offering Added Everyda Convenience
- Attractive Rear Garden Backing Onto The Local Tennis Clul
- Off-Road Parking For Multiple Vehicles On The Priva Driveway
- Substantial Detached Garage Ideal For Storage Or Hobbie
- Peaceful Residential Setting With Excellent Access To Loca Amenities And Transport Links

Size

Approx 958.00 sq ft

Energy Performance Certificate (EPC)

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Council Tax Band

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## 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.