

CURRAN  
BIRDS  
+ CO

Eastwood Drive,  
Littleover, Derby  
£950pcm





# CURRAN BIRDS + CO

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 kitchen-diner 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.

















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## The *Particulars*

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

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### *Size*

Approx 958.00 sq ft

### *Energy Performance Certificate (EPC)*

Rating

### *Council Tax Band*

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Let's *Talk*

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