

CURRAN
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Ladybank Road
Mickleover, Derby
£1,400 Per month



CURRAN BIRDS + CO

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



SUPERB EXTENDED HOME - A beautifully presented, extended three bedroom, semi-detached home that has undergone a comprehensive scheme of improvement and been appointed with stylish fittings and upgrades throughout including a stunning contemporary open plan dining kitchen. The property would be ideally suited to professionals or family and occupies this delightful position on Ladybank Road and is well positioned for access to the Royal Derby Hospital and Mickleover's first class range of local amenities.

This property offers excellent ground floor living space with an extended hallway, study, lounge, ground floor wc and the stunning open plan dining kitchen. The first floor landing leads to three bedrooms and contemporary bathroom. Outside the property has a full width driveway and a landscaped enclosed rear garden.





The Detail

This beautifully presented three-bedroom semi-detached home offers a well-planned layout with generous ground floor living space.

The extended entrance hall leads to a versatile study/snug, a comfortable lounge with feature fireplace, and a stylish ground floor WC. The standout feature is the extended open-plan dining kitchen, appointed with contemporary blue panelled units, copper-effect handles, quartz-effect laminated work surfaces, and integrated Bosch appliances including a double oven, microwave, gas hob, and fridge freezer. A breakfast bar provides a casual dining option, while sliding patio doors create a seamless connection to the landscaped rear garden. Upstairs, the property offers two double bedrooms and a well-proportioned single bedroom, all served by a contemporary family bathroom.

Externally, a wide driveway provides parking for multiple vehicles, and the rear garden features a paved patio, raised lawn, and enclosed boundaries, offering an ideal space for outdoor dining and relaxation.







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The Location

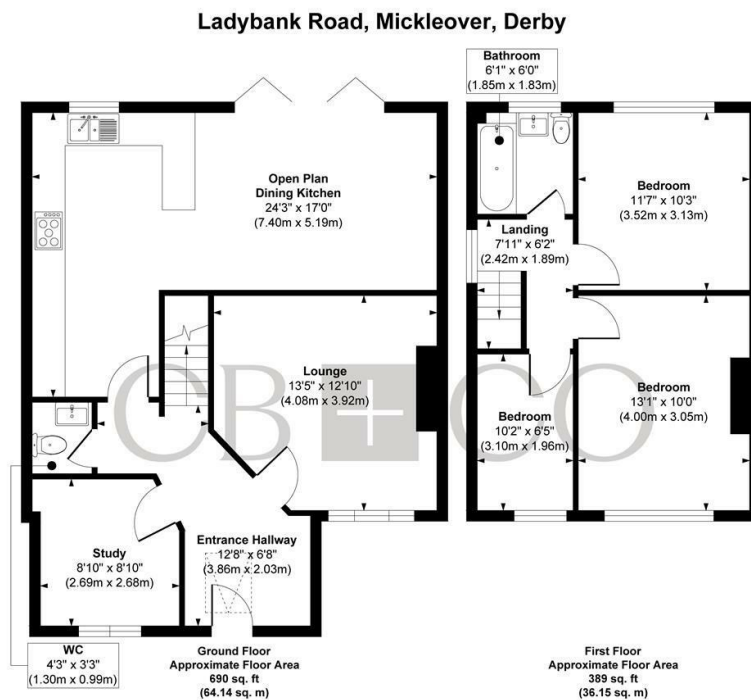
Ladybank Road is ideally situated within the sought-after Mickleover area, offering close proximity to essential local amenities including shops, cafes, and pubs. The property is within the catchment area for John Port School and is just a short drive to the Royal Derby Hospital, making it a prime location for both families and professionals.

The property also benefits from easy access to Mickleover Golf Club and other recreational facilities, as well as excellent transport links to Derby city centre and surrounding areas. With a range of local parks, schools, and transport routes nearby, this location is ideal for those seeking convenience and connectivity.









Approx. Gross Internal Floor Area 1079 sq. ft / 100.29 sq. m

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

The Particulars

- Superb Extended Three Bedroom Semi-Detached Home
- Comprehensively Upgraded & Contemporary Fittings
- Ideal for Professional Couple or Family
- Entrance Hallway, Ground Floor WC, Lounge & Study
- Superb Open Plan Dining Kitchen
- Three Bedrooms & Contemporary Bathroom
- Driveway & Landscaped Rear Garden
- Close to First Class Local Shops & Amenities
- Easy Access to the Royal Derby Hospital
- Available 15th August 2025 - Furnished

Size

Approx 1079.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

B

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Let's *Talk*

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