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+  
CO

Kensey Road, Mickleover, \_\_\_\_\_  
Derby, DE3 0AB  
£1,100pcm



CURRAN BIRDS + CO

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



AVAILABLE NOW - A beautifully presented 'Barratt Built' two bedroom semi-detached property, occupying this ever popular location, situated in the highly sought after Four Acres development on the edge of Mickleover, close to open countryside. Ideal for young professionals and located within easy access of local shops, amenities and the Derby Royal Hospital.

Built by Barratt Homes in 2018 this superb modern home has uPVC double glazing, gas central heating and in brief comprises: entrance hallway, cloakroom wc and superb open plan living dining kitchen. The first floor landing leads to two bedrooms and contemporary shower room.

Outside there is parking spaces for two cars. There is a small foregarden area and to the rear there is a paved area that is enclosed by a fence panelled boundary and has gated access.















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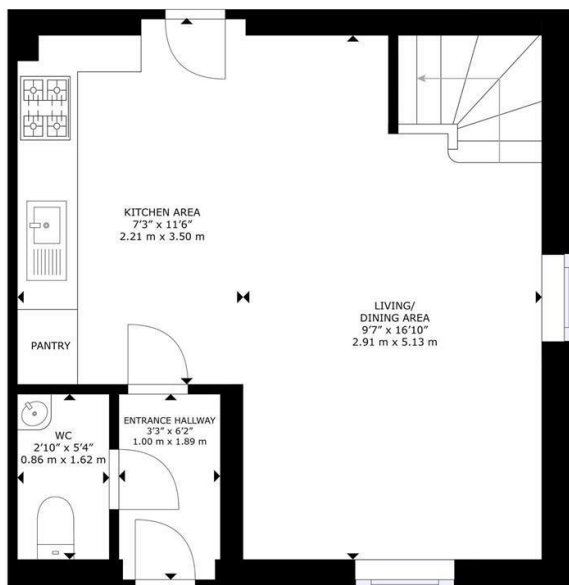




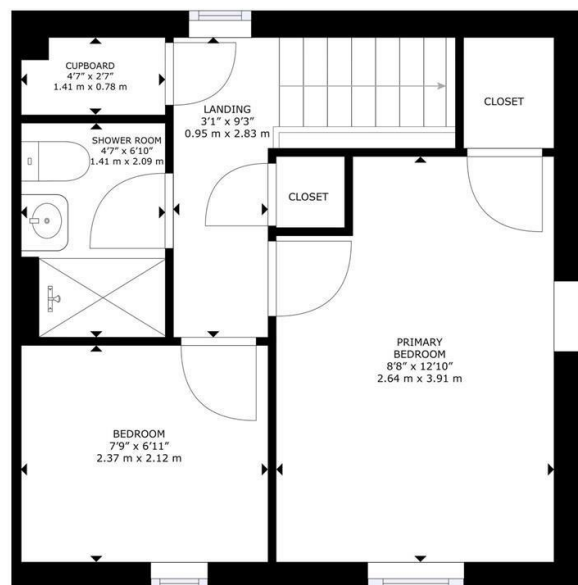








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 284 sq. ft. 26 m², FLOOR 2: 271 sq. ft. 25 m²  
TOTAL: 555 sq. ft. 51 m²  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The *Particulars*

- Modern 'Barratt Built' Semi-Detached Home
- Ideal for Young Professionals
- Superb Plan Layout - Open Plan Living Dining Kitchen
- Entrance Hallway, Contemporary WC
- Two Bedrooms & Contemporary Shower Room
- Two Parking Spaces & Small Rear Courtyard
- Gas Central Heating & uPVC Double Glazing
- Easy Access to the Royal Derby Hospital
- Close to Open Countryside & Excellent Local Amenities
- Available Now - Unfurnished

### *Size*

Approx 555.00 sq ft

### *Energy Performance Certificate (EPC)*

Rating B

### *Council Tax Band*

B



# CURRAN BIRDS + CO

Let's *Talk*

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