

CURRAN
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Constable Lane, Littleover
£1,300 PCM



CURRAN BIRDS + CO

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



BEAUTIFULLY PRESENTED SEMI-DETACHED HOME – Nestled in a peaceful residential pocket of Littleover, this stylish three-bedroom semi-detached home offers a perfect blend of modern open-plan living and everyday practicality. Thoughtfully upgraded with a newly fitted kitchen and finished to a high standard throughout, the property features a bright and versatile living space ideal for families and professionals alike. A generous rear garden, ample driveway parking, and contemporary interiors make this home a compelling choice for tenants seeking quality and comfort. Just moments from key amenities and the Royal Derby Hospital, this home combines convenience with understated elegance.





The Detail

This well-appointed home is arranged over two floors and offers a light-filled, open-plan layout to suit modern lifestyles. The ground floor boasts a spacious living and dining area, seamlessly connected to a newly installed kitchen complete with sleek cabinetry and stylish finishes. While appliances are not included, the kitchen is designed with functionality and aesthetics in mind, offering a clean and contemporary space.



Upstairs, there are three generously sized bedrooms, including a larger primary bedroom and two additional rooms perfect for children, guests, or home working. A modern, well-maintained bathroom serves the first floor, featuring a clean and neutral décor. Externally, the property benefits from off-road driveway parking and a sizeable rear garden—ideal for outdoor entertaining or family use. Freshly decorated and ready to move into, the home strikes the ideal balance between modern design and practical living, making it an excellent rental opportunity.





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The Location

Situated on Constable Lane in the ever-popular suburb of Littleover, this property enjoys excellent access to local amenities, schools, and commuter routes. The Royal Derby Hospital is just a short drive away, making it an ideal choice for healthcare professionals. A range of well-regarded primary and secondary schools are nearby, along with local shops, cafes, and parks offering day-to-day convenience and lifestyle appeal. The area is well-served by regular bus routes into Derby city centre, while major road links including the A38 and A50 are easily accessible, providing swift connections to neighbouring towns and cities. A quiet yet connected location perfect for modern living.







The *Particulars*

- Stylish Three-Bedroom Semi-Detached Home
 - Bright Open-Plan Living And Dining Area
 - Newly Fitted Contemporary Kitchen
 - Within Catchment for Wren Park Primary School and Littleover Community School
 - Modern Bathroom With Clean Neutral Décor
 - Generously Sized Private Rear Garden
 - Driveway Parking For Added Convenience
 - Freshly Decorated And Move-In Ready
 - Peaceful Residential Setting In Littleover
 - Perfectly Located For Royal Derby Hospital
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Size

Approx 869.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C

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Let's *Talk*

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