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116 Starflower Way, Mickleover, Derby

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116 Starflower Way, Derby, DE3 0FD
Offers in excess of £365,000



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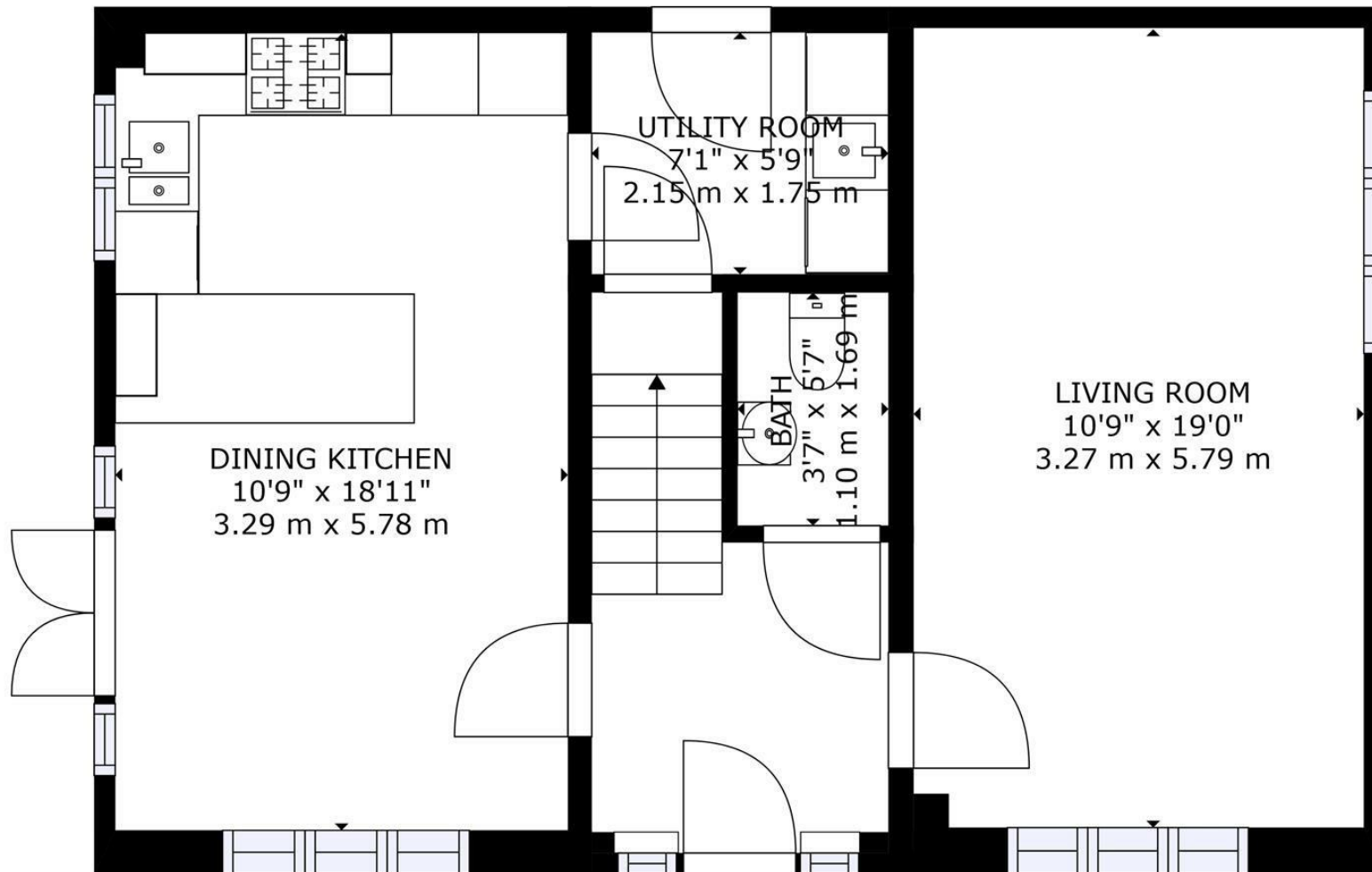


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Floor Plan

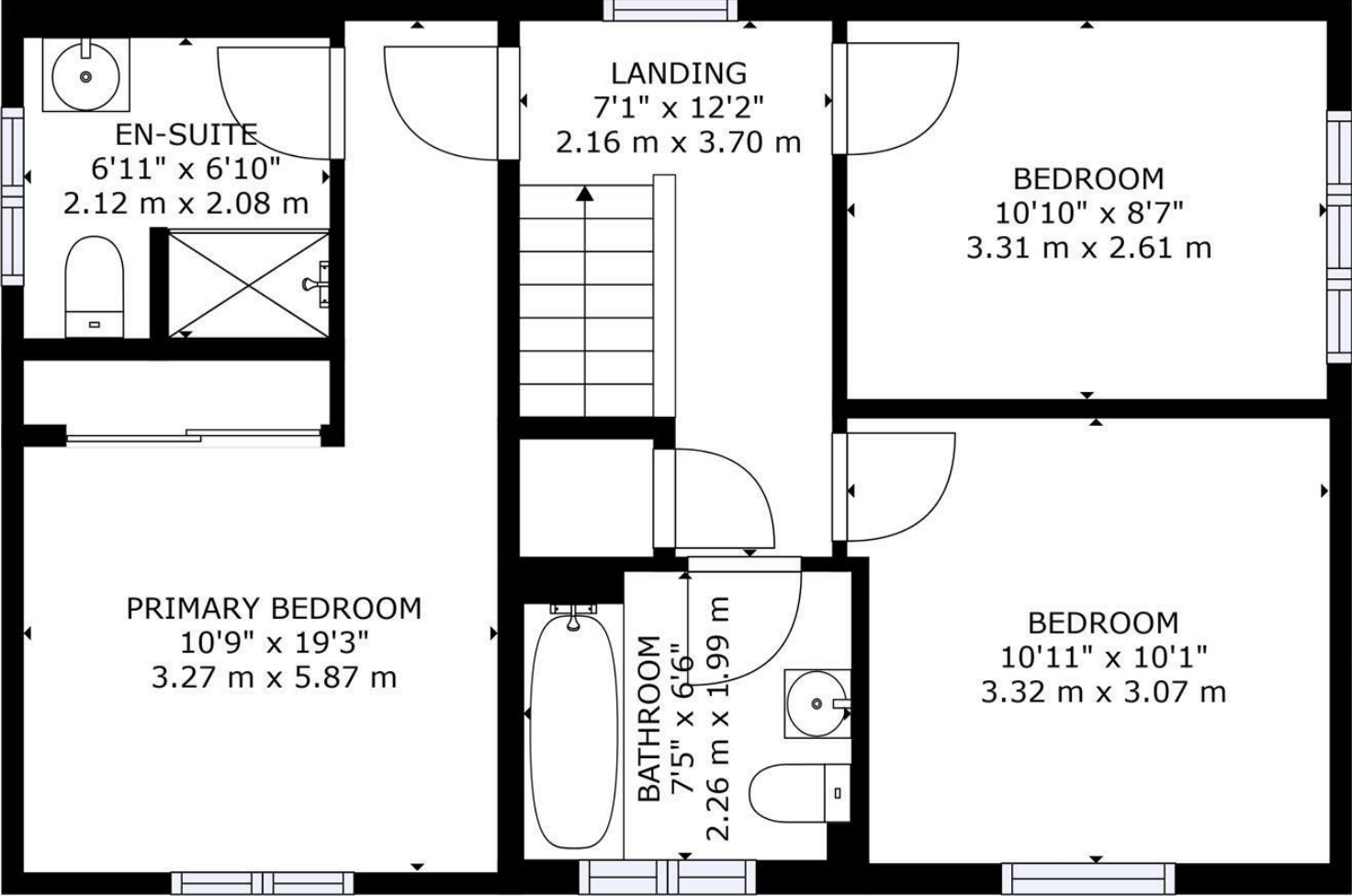


TOTAL: 1132 sq. ft, 105 m2
FLOOR 1: 569 sq. ft, 53 m2, FLOOR 2: 563 sq. ft, 52 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

Floor Plan



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FLOOR 2







STYLISH HOME - A beautifully presented **THREE DOUBLE BEDROOM** detached property of style and character with single detached brick garage and private enclosed garden. Built by Redrow Homes in 2020 to their Heritage Collection 'Amberley' design and offering an NHBC guarantee. The property offers an impressive specification with many upgrades and is situated in the sought after Hackwood Grange development on the edge of Mickleover.

The accommodation has uPVC double glazing with bespoke plantation shutters, gas central heating and in brief comprises: entrance hallway, contemporary wc, stylish lounge, spacious dining kitchen and separate utility room. The first floor landing leads to three proportioned bedrooms and a contemporary family bathroom. The beautiful primary bedroom also has the benefit of a contemporary en-suite shower room.

Outside there are gardens to front and side with a driveway to the rear leading to a single detached brick built garage. There is a delightful landscaped enclosed garden with paved patio area, area laid to lawn, raised level seating area with timber framed pergola and the garden is enclosed by a walled and fence panelled boundary.

- Most Attractive Double Fronted Detached Home
- Most Stylish Home with Many Contemporary Fittings
- Entrance Hallway, Downstairs WC & Stylish Lounge
- Three Double Bedrooms, Contemporary Bathroom & En-Suite
- Close to Excellent Local Shops & Amenities
- Built by Redrow Homes in 2020 with NHBC Guarantee
- Gas Central Heating & uPVC Double Glazed Windows with Plantation Shutters
- Superb Dining Kitchen & Separate Utility Room
- Landscaped Gardens, Rear Driveway & Detached Single Garage
- Close to Open Countryside & Beautiful Walks







TEASEL GROVE

LOCALITY & AMENITIES

Hackwood Grange is a sought after modern development located on the edge of Mickleover. This is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists. Local shops include a large Tesco supermarket and a Marks & Spencers convenience store and petrol station. There are also several public houses within the centre of Mickleover Village and a recent addition is the Binary Bar and Restaurant. The property is also situated close to open Countryside and the local villages of Kirk Langley and Mackworth Village.

The property also offers good transport links to the A38 and A50 trunk roads and in turn to the M1 motorway and East Midlands International Airport. The A52 is also just a few minutes away providing easy access to Ashbourne and Peak District.

There are also local employment opportunities within easy access including Royal Derby hospital, Toyota, Rolls-Royce and Derby University.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Entrance through composite double glazed entrance door into the hallway with obscure glazed inset window, matching uPVC obscure double glazed side panelled windows. Fitted with grey wood Karndean effect flooring, staircase leading through to the first floor landing, central heating radiator and contemporary panelled doors giving access through to the downstairs WC, dining kitchen and lounge.

Cloakroom WC

Fitted with a two-piece white suite comprising low level WC with chrome push button flush, wall mounted ceramic wash with chrome Monobloc mixer tap and ceramic tiled splashbacks. Grey wood grain effect Karndean style floor, central heating radiator and extractor fan.

Lounge

19'0 x 10'9 (5.79m x 3.28m)

Fitted with TV point, two central heating radiators, uPVC double glazed glass panelled windows to the front and side elevations both with bespoke plantation shutters.

Dining Kitchen

18'11 x 10'9 (5.77m x 3.28m)

Dining Area

Fitted with grey wood grain effect Karndean style floor, central heating radiator, uPVC double glazed glass panelled window to the front elevation with bespoke Plantation shutters and uPVC double glazed French doors opening onto the rear garden with matching side panelled windows.

Kitchen Area

Fitted with a range of stylish grey panelled units with pewter effect handles, square edged laminated white Quartz effect work surface over with matching splashback and stainless steel one and a half bowl sink unit with chrome Monoblock mixer tap. Two integrated electric AEG oven and grill, tall integrated fridge freezer, integrated AEG stainless steel gas four ring hob with stainless steel extractor canopy over and stainless steel splashback. Integrated AEG dishwasher. Built-in breakfast bar area, grey wood grain effect Karndean style flooring, central heating radiator and uPVC double glazed window to the rear elevation. Contemporary panelled door giving access through to the:

Utility Room

7'1 x 5'9 (2.16m x 1.75m)

Fitted with grey panelled base cupboard with pewter effect handles, square edged laminated white Quartz effect work surface over with matching splashback and stainless steel sink drainer unit with chrome Monoblock mixer tap. Low level appliance space with plumbing for an automatic washing machine and space for a tumble dryer. Wall mounted electrical fuse box, under stairs storage cupboard, central heating radiator and composite double glazed door to the rear giving access through to the driveway.

FIRST FLOOR

Staircase leading through to the first floor landing from the entrance hallway.

Landing

Has loft access, smoke alarm, uPVC double glazed window to the rear elevation with bespoke plantation shutters.

Primary Bedroom

19'3 maximum x 10'9 (5.87m maximum x 3.28m)

Fitted with built-in grey wood grain effect slide doored wardrobes, central heating radiator, TV point and uPVC double glazed glass panelled window to the front elevation with bespoke Planation shutters.

Contemporary En-Suite Shower Room

6'11 x 6'10 (2.11m x 2.08m)

Fitted with a double width shower with sliding glazed door, wall mounted chrome mains fed shower unit with shower attachment and wall mounted porcelain tiled splashback areas. Wall mounted ceramic wash hand basin with chrome Monoblock mixer tap and wall mounted mirror. Low level WC with chrome push button flush. Porcelain tiled floor, modern chrome ladder style heated towel rail, extractor fan and uPVC obscure glazed window to the rear elevation.

Bedroom Two

10'11 x 10'1 (3.33m x 3.07m)

Fitted with central heating radiator and uPVC double glazed glass panelled window to the front elevation with bespoke plantation shutters.

Bedroom Three

10'10 x 8'7 (3.30m x 2.62m)

Fitted with central heating radiator and uPVC double glazed glass panelled window to the side elevation with bespoke plantation shutters.

Contemporary Bathroom

7'5 x 6'6 (2.26m x 1.98m)

Fitted with a wall mounted ceramic wash hand basin with chrome Monobloc mixer tap and wall mounted mirror, low level WC with chrome push button flush. Panelled bath with glazed shower screen, chrome mixer tap and wall mounted chrome mains fed shower unit with shower attachment. Porcelain tiled splashbacks, porcelain tiled floor, modern chrome ladder style heated towel rail, shaver point, extractor fan and uPVC obscure glazed window to the front elevation.

Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

OUTSIDE

Frontage

To the front of the property there is a paved pathway giving access through to the front door with timber framed open storm porch above. Lawned sections of garden to either side of the pathway with shrubbed bark chip borders and shrubbed boundaries.

Rear Driveway

At the rear of the property is a single width tarmacadamed driveway providing off road car standing for two cars, paved pathway leading through to the rear garden and the driveway gives access through to the:

Single Detached Garage

Fitted with up and over door, power and light plus outside security light.

Enclosed Rear Garden

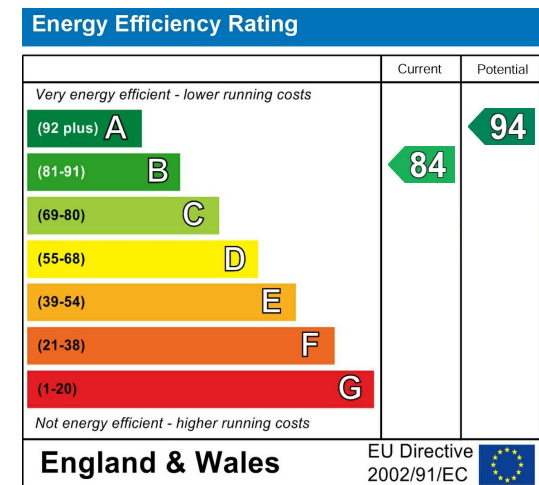
Landscaped enclosed rear garden has a paved patio area with two outside power sockets, area laid to lawn and raised level timber decked seating area. There is a hard standing area retained by railway sleepers with timber framed pergola above that currently stands a hot tub - available by separate negotiation (further details to follow). Outside power socket and outside cold water tap. The garden is enclosed by a wall and fence panelled boundary.

Council Tax Band - D

Derby City Council



Energy Performance Graph



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

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