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Uttoxeter Road, Mickleover

DE3 9AH

£575,000



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



LITTLEOVER SCHOOL CATCHMENT - A truly stunning, extended and high specification detached property of style and character, occupying this most generous plot of just under a 1/4 of an acre with a delightful private south facing rear garden. This property offers over 1600 square feet of accommodation and has been meticulously refurbished to the highest of standards, offering a range of high quality fixtures and fittings throughout. One of the highlights of this property is the magnificent open plan living kitchen extension, including a beautiful kitchen with Neff integrated appliances and quartz worksurfaces and also featuring a glass lantern and bi-fold doors, seamlessly blending the indoor and outdoor living spaces.

The accommodation has the benefit of gas central heating and double glazing, including beautiful low profile aluminium double glazed windows to the front elevation. The accommodation in brief comprises: entrance hallway with study area, play room, wc, laundry/utility room, living room and spacious open plan living dining kitchen.

The first floor landing leads to three double bedrooms and five piece bathroom suite with feature roll top bath. The spacious primary bedroom has a generous walk in wardrobe and bedroom two has the benefit of a contemporary en-suite shower room.

The property stands set back from the road with a generous driveway to the front and lawned foregarden. There are double opening gates leading to a single integral garage and a delightful south facing private rear garden with Indian sandstone paved patio area and extensive artificial lawn. The rear gardens offer a high level of privacy.





The Detail

Upon entering the property you are greeted by an beautiful entrance hallway with high quality herringbone flooring, that opens to a study area. The ground floor accommodation also offers a cosy living room with log burner, along with a play room and WC located off the hallway. A truly impressive feature of the property is the extension to the rear, to provide a stunning open plan living dining kitchen, making this the hub of the home. The kitchen has a range of Neff integrated appliances including double integrated oven and microwave, high quality quartz worktops and feature central island. The spacious open plan living area captures plenty of sunlight with a feature glass lantern and bi-fold doors leading to the outdoor space and entertaining area. In addition there is sizeable utility/laundry room offering appliance space and useful storage.



As you move to the first floor, the landing leads to the spacious primary bedroom suite overlooking the garden with a large walk-in wardrobe. The second double bedroom has an contemporary en-suite shower room with built in wardrobes. There is a further double bedroom and beautiful five piece bathroom suite with feature roll top bath, walk in shower and dual wash hand basins.

Outside, the property occupies a sizeable plot and stands set back from the road and is well screened by a tall hedgerow boundary to the front. There is an extensive driveway to the front with gated access leading to a single integral garage. The property boasts delightful south facing private gardens that have been beautifully landscaped with an Indian sandstone paved patio area and extensive artificial lawn. The rear gardens offer a high level of privacy.





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The Location

Living on Uttoxeter Road in Mickleover offers convenience, community, and comfort. Situated close to both Littleover and Mickleover, you'll have easy access to local amenities, transport link, reputable schools, and abundant recreational options.

The property is located just a short walk from the Royal Derby Hospital and is also positioned close to Mickleover Village, that offers a diverse array of local pubs and bars with many options to eat out. There are local shops, a Tesco supermarket and a gym offering a wide range of classes for the fitness enthusiast. Mickleover Golf Club is only a short walk away with a high quality 18 hole course.

The property is situated within the catchment area for Littleover Community School and Wren Park Primary School which is located just a few minutes walk away.

This convenient location is only a short drive from major commuter links such as the A38 and A50 and has regular bus services on its doorstep to both Derby and Burton.







The Particulars

- Stunning Extended Character Detached Property
- Littleover Community School & Wren Park School Catchment
- Over 1600 Square Feet of High Specification Accommodation
- Entrance Hallway, Study Area, Cloaks WC & Utility Room
- Living Room with Log Burner & Play Room
- Stunning Extended Living Kitchen with Glass Lanterns & Bi-Folding Doors
- Three Double Bedrooms & Five Piece Bathroom Suite with Roll Top Bath
- Primary Bedroom with Walk In Wardrobe, Bedroom Two with En-Suite
- Generous Plot (0.241 acre) Delightful Private South Facing Garden, Driveway & Garage
- Close to the Royal Derby Hospital & Excellent Local Amenities

Size

Approx 1664.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

E



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Let's Talk

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