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Abbey Wood Close
Mackworth
£310,000



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



DELIGHTFUL EDGE OF ESTATE POSITION - Built by Strata Homes in 2017, this three-storey semi-detached home has been beautifully presented by the current vendor and offers stylish presentation and contemporary fittings throughout.

The property was Built to Strata Homes popular Seville design and offers a most spacious layout with over 1400 square feet of living accommodation over three floors and is one of the larger townhouse style properties on this development.

The versatile design ensures flexible family living and a bedroom on the top floor offers a great office/study room for those who work from home. The property has delightful views from the first floor lounge towards the woodland and green, making this an enviable position on the estate.

The location offers great convenience being a short walk from schools, shops and parks, whilst major road links are on its doorstep.





The Detail

On the ground floor, you are greeted by an entrance hallway with beautiful ceramic tiled flooring with stairs that lead to the upper floors. Doors lead to a W/C with white suite and an impressive open plan kitchen and living space located at the rear of the property. The well appointed kitchen has high quality units with integrated appliances, ample space for entertaining guests and double doors leading out on to the garden area.



Upon the first floor, the landing leads to a spacious lounge with two windows offering a stunning outlook on to the green and woodland area. Additionally, the property includes a spacious and comfortable master bedroom suite. This large bedroom provides plenty of room, creating a relaxing and welcoming environment. The master suite also has a convenient en-suite bathroom, which is well-appointed with good quality fixtures. The practical design and thoughtful features of the en-suite enhance the overall comfort and appeal of the master bedroom, making it a pleasant space to unwind.

The spacious top floor accommodation has a 17 feet bedroom with fitted wardrobes and high quality en-suite. There are also two further bedrooms, one of which would be ideal for a home office and a modern bathroom.

Outside, the property has a double width driveway leading to a single integral garage. There is a delightful enclosed garden to the rear with paved patio area, area laid to lawn and raised level timber decked seating area.





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The Location

Mackworth an ideal location for families and commuters alike. This delightful area offers an array of amenities including a local Co-op and various other shops, ensuring all your daily needs are met. Families will appreciate the nearby schools at both secondary and primary level. Markeaton Park is on its doorstep, perfect for outdoor activities and picnics. Commuters will benefit from the easy access to the A38 and A52, making travel a breeze. For those who enjoy a good pub meal, The Bluebell Inn and The Farmhouse are both just a short drive away. Mackworth also features convenient bus routes and a soft play centre for young children. Kingsway Retail Park, with its extensive selection of shops and a gym, is within close proximity, and Mickleover Meadows offers excellent dog walking opportunities.







The Particulars

- Spacious Contemporary Three-Storey Semi-Detached Home
- Stylish Presentation with over 1400 Square Feet of Accommodation
- Built by Strata Homes in 2017 - NHBC Guarantee Remaining
- Entrance Hallway, WC & Spacious Open Plan Dining Kitchen
- First Floor Living Room with Delightful Views
- Four Bedrooms, Two En-Suites & Contemporary Bathroom
- Driveway, Single Integral Garage & Landscaped Front Garden
- Landscaped Enclosed Rear Garden
- Delightful Outlook Towards Open Green & Woodland Area
- Close to Excellent Local Amenities & Markeaton Park



Size

Approx 1412.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

D

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Let's Talk

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