

CURRAN
BIRDS
+ CO

Girton Way, Mickleover
OIEO £260,000



CURRAN BIRDS + CO

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



SPACIOUS TOWNHOUSE - Persimmon built three-storey end townhouse in a this popular modern development close to excellent local amenities in the sought after suburb of Mickleover and also located close to the Royal Derby Hospital. This well proportioned three double bedroom home has been presented to a tasteful neutral theme throughout and boasts a versatile layout that includes an impressive primary bedroom suite with dressing and en-suite shower room.

With entrance hallway, downstairs wc, living room and open plan dining kitchen with integrated appliances, three spacious double bedrooms, contemporary bathroom and top floor primary bedroom suite with dressing area and contemporary en-suite shower room. This townhouse offers the ideal space for comfortable living. The property's modern design, ensures a contemporary feel throughout.

Situated close to the Derby Royal Hospital and Mickleover Village, this home offers both convenience whilst being close to a thriving community. The driveway and single attached garage provide ample space for your vehicles, while the low-maintenance garden allows you to enjoy outdoor living without the hassle.





The Detail

The flexible living accommodation spans over three floors and offer great versatility for the family and extends to around 1126 sq/ft. As you enter the property there is a hallway that leads to the first floor and access to a W/C. The lounge is located at the front and leads to the well appointed kitchen/dinerr to the rear with a range of high quality units and integrated appliances. An area that is perfect for entertaining guests.

To the first floor the landing leads to two double bedrooms and a family bathroom with white piece suite. The master bedroom, located on the top floor of the townhouse, provides a spacious and comfortable retreat. This suite includes an en-suite with modern fixtures, offering a convenient and private space. Adjacent to the sleeping area is an open dressing area, providing ample storage and a practical space to prepare for the day. With its thoughtful design and generous layout, the master bedroom combines comfort and functionality.

Outside of the property is a driveway for off street parking, leading to a garage. The property enjoys an easy to maintain garden that is located at the rear.





CURRAN BIRDS + CO

The Location

One of the highlights of this location is its proximity to the beautiful Mickleover Meadows, an excellent spot for dog walking, leisurely strolls, and enjoying nature. Additionally, the estate features its own park, providing a safe and pleasant space for children to play and for community gatherings.

Healthcare needs are well catered for with local surgeries close by and with the renowned Royal Derby Hospital within easy walking distance. For those commuting or traveling further afield, the estate boasts excellent road links with the A38 right on the doorstep, ensuring swift connections to surrounding areas. Reliable bus services provide convenient access to Derby city centre, making commuting a breeze.

Mickleover Village itself is a vibrant hub of amenities. You'll find a Tesco supermarket for all your shopping needs, and a selection of charming pubs such as the Nags Head, Binary, and the Hole in the Wall, perfect for dining out and socialising.

Families will appreciate the excellent local schooling options available, ensuring quality education for children of all ages. Leisure and fitness enthusiasts can enjoy the nearby Mickleover Golf Club, as well as Exertion Fitness offer a variety of fitness classes.









The Particulars

- Spacious Three Storey Townhouse
- Desirable Location in Mickelover, Close to Mickelover Meadows
- Well Appointed & Versatile Accommodation
- Entrance Hallway, WC & Spacious Open Plan Dining Kitchen
- Impressive Master Bedroom Suite with Dressing Area
- Landscaped Front Garden, Driveway & Garage
- Easy to Maintain Garden with Lawned Area
- Walking Distance From Derby Royal Hospital and Local Schools
- Nearby Road Links Including A38 & A52
- Many Amenities Easily Accessible in Mickelover Village

Size

Approx 965.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

C

CURRAN BIRDS + CO



Let's Talk

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.