

CURRAN  
BIRDS  
+ CO

Edmunds Square,  
Mickleover  
£375,000





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



HIGHLY SOUGHT AFTER POSITION - GENEROUS PLOT WITH EXCITING POTENTIAL - A well proportioned traditional semi-detached home occupying one of Mickelover's most sought after and rarely available cul-de-sac location's off Hospital Lane. This property does require some cosmetic updating but offers substantial potential for extension (subject to necessary planning consent being obtained) The property occupies a most generous wide plot with full width driveway, single detached garage and substantial south east facing rear garden with patio area, extensive lawned area and a large timber framed summerhouse with bar.









## The Detail

This traditional semi-detached home occupies this delightful and highly sought after cul-de-sac position off Hospital Lane on the edge of Mickleover and is located just a short walk away from open countryside.

The property offers exciting potential improvement and occupies this substantial mature plot with a wide frontage and a most generous south east facing enclosed rear garden. This substantial wide plot lends itself to exciting potential for a both a side and rear extension (subject to necessary planning consent being obtained)

The property is entered through a side wood panelled door into the entrance hallway with access to a fitted kitchen, dining room with feature fireplace and bay window, spacious living room with feature fireplace and french doors giving access to a sun room. The first floor landing gives access to three well proportioned bedrooms, bathroom and a separate wc.

Outside the property stands set back with an outlook over a communal green area. There is a wide gravelled driveway to the front with access to a single detached garage with power and light measuring 5.17m x 2.78m. Gated access to the side of the property leads to the extensive south east facing garden with generous lawn and patio areas and there is a large timber framed summerhouse with a bar area measuring 4.22m x 2.98m. There is also a useful covered secure storage area with power measuring a 5.19m maximum x 4.68m maximum.











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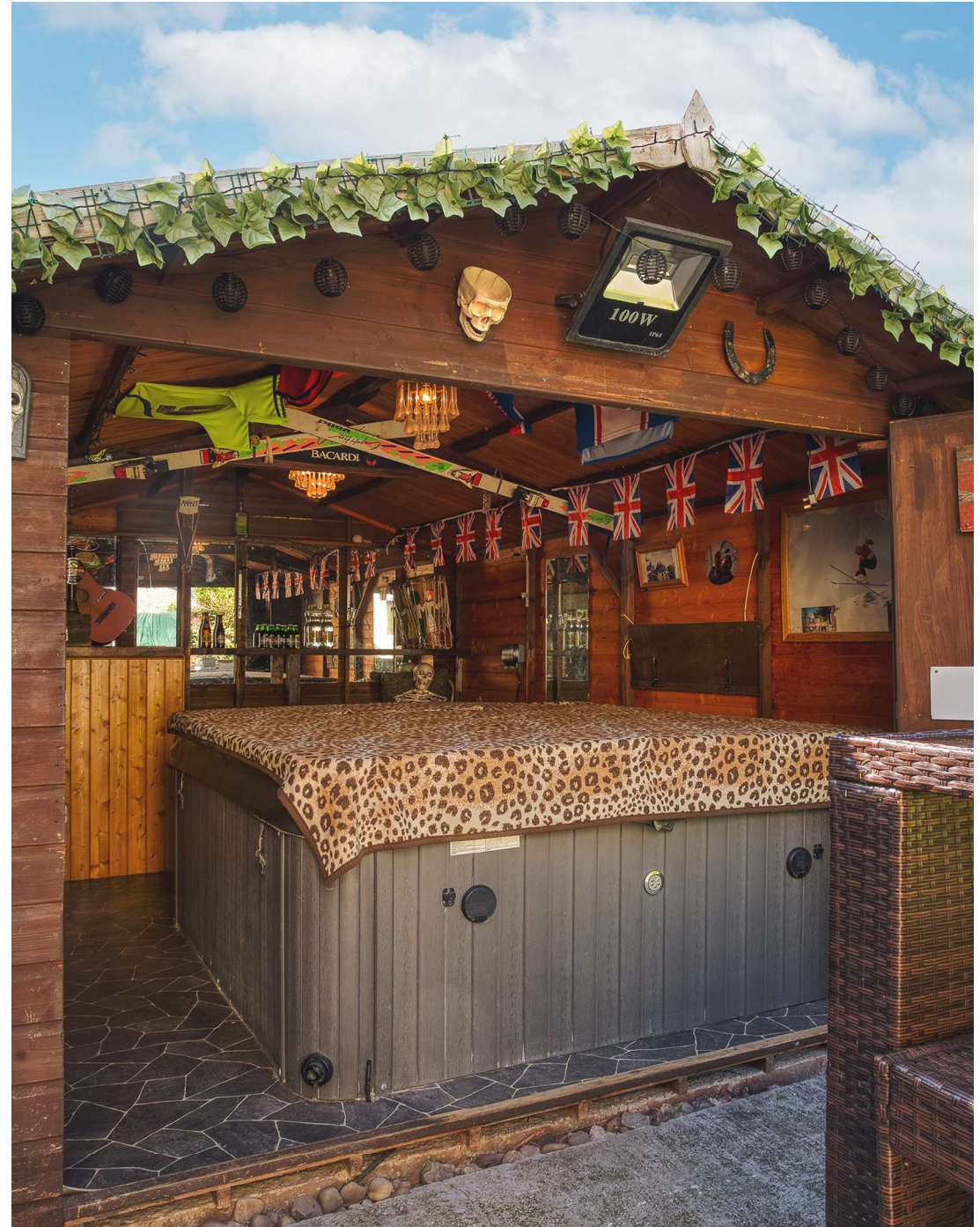


## The Location

Mickleover is an extremely popular residential suburb of Derby approximately 4 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.

Leisure facilities include Mickleover Golf Course, walks in nearby open countryside and access to the local cycle network. Excellent transport links are close by including easy access to the A38 and A50 trunk roads and the M1 motorway.

There are good schools at primary and secondary level, this property falls within the catchment area for the noted John Port School and Sixth Form Centre, private education is also available at Derby High School and Derby Grammar School.



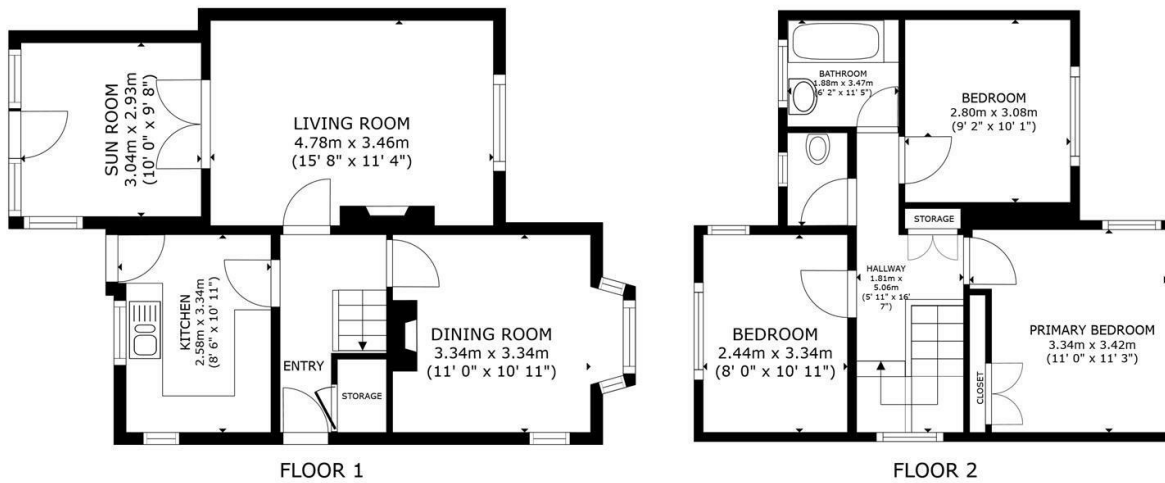












GROSS INTERNAL AREA  
 FLOOR 1 54.2 m<sup>2</sup> (583 sq.ft.) FLOOR 2 43.6 m<sup>2</sup> (469 sq.ft.)  
 TOTAL : 97.8 m<sup>2</sup> (1,052 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The Particulars

- Traditional Semi-Detached Home in Highly Desirable Location
- Generous Wide Plot & Extensive South East Facing Rear Gardens
- Immense Potential for Extension (Subject to Planning Consent being Obtained)
- Requires Some Cosmetic Updating - Exciting Potential
- Entrance Hallway, Dining Room & Fitted Kitchen
- Spacious Living Room & Garden Room
- Three Bedrooms & Bathroom
- Wide Gravelled Driveway, Detached Garage & Covered Storage Area
- Spacious Summerhouse with Bar
- John Port School Catchment Area

### Size

Approx 1052.00 sq ft

### Energy Performance Certificate (EPC)

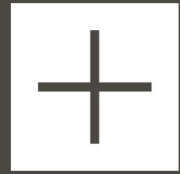
Rating D

### Council Tax Band

B



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*Let's Talk*

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