

CURRAN
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The Square, Mickloveer
£350,000



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



STUNNING GRADE II LISTED COTTAGE - This beautiful three storey home is nestled within the heart of Mickleover Village, offering an impressive balance of many character and period features, along with high specification and stylish living. The property is believed to have been built in the 1830s and is located in this highly sought after conservation area. It offers flexible and spacious living, with high quality fittings and tasteful decoration, with traditional colours from Farrow and Ball and Little Greene Company.

The current owners have upgraded many aspects of the living space and impressive features include a high quality kitchen diner with breakfast bar and opening to a utility area, replaced Georgian style double glazed windows, recently fitted carpets, traditional decor and superb landscaped garden ideal for entertaining. Being situated off the The Hollow, the property benefits from a garage situated adjacent to the property.

This highly sought after location has Brookfield Primary School on its doorstep and for secondary education, falls within the highly regarded Littleover Community School catchment. Many amenities are within a short walk offering convenience along with a strong community feel.





The Detail

As you enter the property you are greeted by an entrance porch with parquet flooring which leads to the spacious living room. The focal point of the room is the stunning Inglenook fireplace with exposed chimney breast and is well complemented by ceiling beams. In addition on the ground floor is a dining room, again with ceiling beams providing an ideal space for entertaining guests. Both reception rooms have restored and stripped wooden floorboards in keeping with the character of the home. Located at the rear of the property is a high specification kitchen, complemented by quality herringbone flooring, vaulted ceiling with velux window, breakfast bar and opening to a useful utility area.



The first floor landing leads to a spacious Master Bedroom and period style bathroom with high quality fittings and herringbone flooring. The staircase has replaced spindles leading to the second floor where an additional two spacious bedrooms are located. The second bedroom is over 15 feet offering great space and light, whilst bedroom three has a shaker style built in wardrobe for useful storage space. All bedrooms have the benefit from replaced Georgian style windows.

The property is located off The Hollow and has a garage situated adjacent to the property the current owners have recently renewed the door on this. An impressive feature of the property is the mature landscaped walled garden with authentic brick raised planting beds, lawned area and large patio area ideal for barbecues and entertaining guests.





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The Location

Centrally located in Mickleover, Derby, this property enjoys proximity to a wealth of local amenities, making it an ideal place to live. The nearby Mickleover Shopping Precinct offers everything residents need, including a Tesco Supermarket, Boots Pharmacy and Sainsbury's Local. Dining options are plentiful, with 'The Binary' boasting an inviting atmosphere and 'Hole in The Wall' offering an impressive selection of craft beers. M&S food provides a delightful array of high-quality, ready-to-eat meals and snacks for those in a hurry. Coffee lovers will appreciate Java, a cozy café perfect for a quick espresso or a leisurely cappuccino, and The Alphabet, a charming spot known for its speciality coffees and relaxed ambiance, doubling as a delightful gift shop.

For those who enjoy outdoor activities, Mickleover Golf Course provides a picturesque and challenging setting for golf enthusiasts, while Exertion Gym caters to fitness enthusiasts with its modern facilities. Families will appreciate the convenience of having renowned schools such as Littleover Community School in the catchment area and Brookfield Primary School nearby, ensuring excellent educational opportunities.

With excellent transport connections via the A516 and A38, residents can easily explore Derby and neighbouring cities. Whether running errands, enjoying leisure activities, or relaxing at home, Mickleover offers a vibrant and convenient lifestyle.









The Particulars

- Grade II Listed & Set within Conservation Area
- Character Semi-Detached Home Over Three Storeys
- Littleover School Catchment
- Entrance Hall, Sitting Room & Dining Room
- Superb Kitchen with Breakfast Bar & Open Plan Utility Area
- Three Spacious Bedrooms, Master with Walk in Wardrobe
- Period Style Bathroom with Herringbone Flooring
- Landscaped Garden with Patio for Entertaining
- Nestled in the Heart of Mickleover Village
- Excellent Access to Commuter Links

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C

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Let's Talk

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