

CURRAN
BIRDS
+ CO

Edale Avenue, Mickleover
Offers in Excess Of
£325,000



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



SPACIOUS EXTENDED FAMILY HOME - A well presented and extended bay fronted semi-detached home, occupying this delightful, quiet cul-de-sac location off Station Road. This property offers a generous double storey extension to the side and offers around 1285 square feet of living accommodation with generous room proportions and versatile accommodation. The property offers four bedrooms, spacious living room, sun room, fitted kitchen with integrated appliances, play room or potential ground floor bedroom with en-suite shower room. There is a block paved driveway to the front and a delightful landscaped garden to the rear.





The Detail

This superb property offers around 1285 square feet of quality, versatile accommodation. On the ground floor a spacious entrance hallway leads to the reception rooms and kitchen diner. An impressive feature is the large living room that extends to over 22 feet with a bay window ensuring this is a light and airy space ideal for entertaining. The focal point of the room is the impressive feature fireplace with log burner. Located off the living room is a conservatory that can also be used as an additional dining area or space to relax. The second reception room offers flexible space for a study, dining room, or extra bedroom. The shower room located off this room could make this an ideal guest or older child's bedroom. The well appointed kitchen diner looks over the garden and has ample worktop and units for storage along with a space for a range cooker.

On the first floor there is a landing that leads to a master bedroom with bay window, three further bedrooms and a bathroom with white suite.

The property is located on a cul-de-sac just off Station Road. To the front is block paved driveway providing an ample parking area. To the rear is a garden that gets plenty of sun, with a patio for entertaining and lawned area.







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The Location

Nestled in the heart of Mickleover, Derby, this property enjoys proximity to a wealth of local amenities, making it an ideal place to call home. Just a stone's throw away, residents can find all their daily essentials at the Mickleover Shopping Precinct, including a Tesco Supermarket, Boots Pharmacy and Sainsbury's Local. For those craving a caffeine fix or a delicious meal out, Mickleover offers an array of options. From 'The Binary', renowned for its welcoming ambiance, to the 'Hole in The Wall' with its extensive array of craft beers, you'll always find yourself close by.

Families will appreciate the convenience of having reputable schools nearby, such as Murray Park Community School and Mickleover Primary School. Additionally, being in the Silver Hill Primary School catchment area ensures quality education for their children.

With excellent transport links, including nearby access to the A516 and A38, residents can effortlessly explore the wider Derby area or commute to neighbouring cities. Whether you're running errands, enjoying a leisurely day out, or simply unwinding in the comfort of your home, Mickleover provides the perfect backdrop for a vibrant and convenient lifestyle.







The Particulars

- Spacious Extended Bay Fronted Semi-Detached Home
- Delightful Cul-de-Sac Position off Station Road
- Double Storey Extension & Around 1285 Square Feet of Accommodation
- Gas Central Heating & Double Glazing
- Entrance Hallway, Play Room with En-Suite Shower Room
- Spacious Living Room, Sun Room & Extended Kitchen
- Four Bedrooms, Bathroom & Separate WC
- Block Paved Driveway & Landscaped Enclosed Rear Garden
- Easy Access to the Royal Derby Hospital
- Close to Mickleover's Excellent Range of Local Shops & Amenities



Size

Approx 1285.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

C

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Let's Talk

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