

CURRAN  
BIRDS  
+ CO

Station Road, Mickleover  
Offers in excess of  
£275,000





CURRAN BIRDS + CO

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



**EXCITING POTENTIAL WITH GENEROUS PLOT & REAR ACCESS DRIVEWAY** - An attractive traditional, bay fronted semi-detached home, situated in this most generous mature garden with wide plot and and rear access driveway off Hilton Close. The property offers exciting potential improvement and extension, the wide plot offering excellent width for a side extension (subject to necessary planning consent being obtained) The property also has the benefit of front and rear driveways with two garages. The property is positioned just a short walk away from Micklover village centre and excellent range of local shops and amenities.









## The Detail

An extended traditional bay fronted semi-detached home requiring a degree of modernisation but offering exciting potential, set within this highly convenient location just a short walk away from Mickleover village centre. The property stands within this most generous plot with wide frontage and extensive mature rear gardens. This generous wide plot lends itself to being able to extend the property significantly (subject to necessary planning consent being obtained) There is also a driveway to the front leading to a good sized single attached garage. There is also driveway access to the rear off Hilton Close with generous parking area leading to a gated driveway and another good sized single detached garage.

The accommodation has the benefit of a gas central heating system, double glazing and in brief the accommodation comprises entrance hallway, lounge with bay window and stone fireplace, spacious dining room with feature fireplace and double opening glazed doors leading to the conservatory. The conservatory also gives access to the kitchen, study and a downstairs wc. The first floor landing gives access to three bedrooms, bathroom and a separate shower room. The primary bedroom and bedroom two are both generous double bedrooms and have built in wardrobes.

The property has a driveway to the front leading to the generous single attached garage measuring 6.5m x 3.18m with up and over door and access to the gas central heating boiler.

A true feature of this home is the generous mature garden plot with rear driveway access with the garden plot being one of the wider garden plots for a property of this style in the local area. The rear driveway is accessed off Hilton Close and provides a generous rear driveway with gated access leading to a further good sized single detached garage measuring 6.2m x 3.1m. The extensive mature enclosed rear garden offers a generous patio and lawn area with well stocked shrubbed borders and spacious timber framed summerhouse measuring 3.5m x 2.29m.











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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.

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.



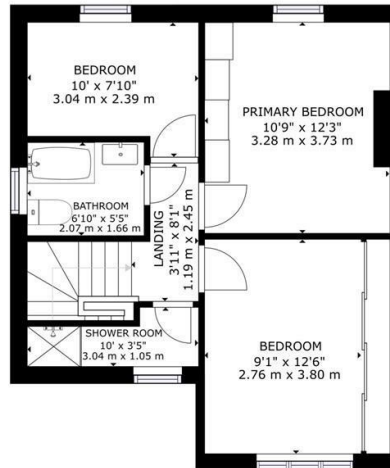
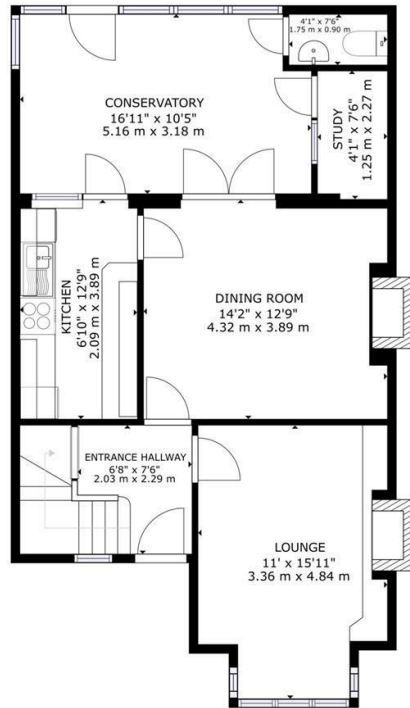












GROSS INTERNAL AREA  
FLOOR 1: 746 sq ft, 69.35 m<sup>2</sup>; FLOOR 2: 476 sq ft, 44.2 m<sup>2</sup>  
TOTAL: 1222 sq ft, 113.55 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The Particulars

- Extended Traditional Bay Fronted Semi-Detached Home
- Requires Modernisation - Exciting Potential
- Potential for Side & Rear Extension (Subject to Planning Consent)
- Entrance Hallway, Lounge, Dining Room, Fitted Kitchen
- Spacious Conservatory, Study & Downstairs WC
- Three Bedroom, Bathroom & Shower Room
- Generous Wide Plot & Mature Gardens with Summerhouse
- Front Driveway, Two Garages & Rear Access Driveway
- Close to Mickleover Village Centre with Excellent Shops & Amenities
- No Chain Involved

### Size

Approx 1222.00 sq ft

### Energy Performance Certificate (EPC)

Rating

Council Tax Band

C



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*Let's Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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