

CURRAN  
BIRDS  
+ CO

Richmond Park Road,  
Mackworth  
£235,000



CURRAN BIRDS + CO

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



**IDEAL FIRST TIME BUY** - A beautifully presented modern three bedroom semi-detached home, occupying this delightful end of cul-de-sac position and set within this popular modern development. Built by Strata Homes in 2018 this property offers stylish contemporary fittings throughout and the benefit of an NHBC Guarantee remaining. The property would be ideally suited to first time buyers or a young family and is located close to local shops, schooling and the beautiful Markeaton Park.





## The Detail

A beautifully presented modern three bedroom semi-detached home, occupying this delightful end of cul-de-sac position and set within this popular modern development. Built by Strata Homes in 2018 this property offers stylish contemporary fittings throughout and the benefit of an NHBC Guarantee remaining.

The property benefits from uPVC double glazing, gas central heating and in brief comprises: entrance hallway, downstairs wc, contemporary dining kitchen and stylish living room with french doors giving access to the rear garden. The first floor landing gives access to three bedrooms and a contemporary bathroom.

Outside the property has a double width tarmac driveway to the front of the property with a shrubbed planting bed. There is well maintained landscaped enclosed rear garden with two paved patio areas and area laid to lawn.







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## The Location

The property is located in the popular residential locality of Mackworth, giving easy access to a full range of amenities in both Mackworth, Mickleover and Derby City centre. Mackworth offers a range of shops and amenities on Prince Charles Avenue but is also situated within easy access of Kingsway Retail Park and Sainsbury's supermarket.

A regular bus service is available and good schooling at all levels. Excellent transport links are close by with easy access onto the A38, A50 and A52, which provide swift onward travel to the main motorway network and other regional centres.

Markeaton Park is only a short distance offering a range of leisure facilities to include mini golf course, tennis, boating and fishing lake. For those who enjoy the outdoors, the nearby countryside provides some delightful scenery and walks.









## The Particulars

- Superb Modern Semi-Detached Home
- Stylish Presentation & Contemporary Fittings
- Built by Strata Homes in 2018 - NHBC Guarantee Remaining
- Ideal for First Time Buyers and Young Families
- Gas Central Heating & UPVC Double Glazing
- Entrance Hall, WC, Dining Kitchen & Spacious Living Room
- Three Bedrooms & Contemporary Bathroom
- Two Parking Spaces & Delightful Landscaped Rear Garden
- Close to Local Shops, Schooling & Local Amenities
- Close to Markeaton Park and Open Countryside

### Size

Approx 771.00 sq ft

### Energy Performance Certificate (EPC)

Rating

Council Tax Band

B



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*Let's Talk*

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