

CURRAN
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Greenburn Close
Littleover
£399,950



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



NO CHAIN INVOLVED - A much improved four bedroom detached family home with double garage, occupying this corner plot position in this most convenient cul-de-sac location off Blagreaves Lane. This property offers a quality specification with spacious open plan lounge dining room with central feature fireplace, beautifully appointed breakfast kitchen with dining island and a conservatory. The property also offers a contemporary ground floor shower room, contemporary bathroom with freestanding bath and the primary bedroom also offers a en-suite shower room. Outside the property has a driveway to the front with electric car charging point and there is landscaped south east facing rear garden.





The Detail

A beautifully appointed four bedroom detached family home, occupying this landscaped corner plot position, situated in this most convenient cul-de-sac location off Blagreaves Lane, located close to local schooling, shops and Sunnydale Park which is located just a short walk away.

The accommodation has the benefit of gas central heating, uPVC double glazing and in brief comprises, entrance hallway, downstairs shower room wc, spacious lounge dining room with feature central fireplace, spacious conservatory and a well appointed breakfast kitchen with dining island, range cooker and integrated appliances.

The first floor landing gives access to four bedrooms. There is also a contemporary family bathroom with feature freestanding bath and the primary bedroom has the benefit of a well appointed contemporary en-suite shower room.

Outside the property benefits from a tarmac driveway leading to the a double detached garage with electric EV charging point. The double garage measures 17'5" x 16'2" and also houses the gas central heating boiler with pressurised cylinder. There is pathway access leading to the enclosed rear garden with paved patio area and area laid to lawn with garden being enclosed by a walled and fence panelled boundary.







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The Location

This property offers a convenient and ever popular location approximately 1 mile from Littleover Village which offers a comprehensive range of shops, supermarket, public houses/restaurants and petrol station. There are also further shops and amenities at the Blagreaves Lane and Stenson Road junction offering a parade of general shops, including a supermarket, pharmacy and Fish and Chip shop.

The location is extremely convenient for employment opportunities at Rolls Royce, The Royal Derby Hospital, Toyota and the University of Derby.

There are excellent transport links with fast access to the A38 and A50 leading to the M1 motorway. There are also regular bus services to Derby City Centre along Blagreaves Lane.

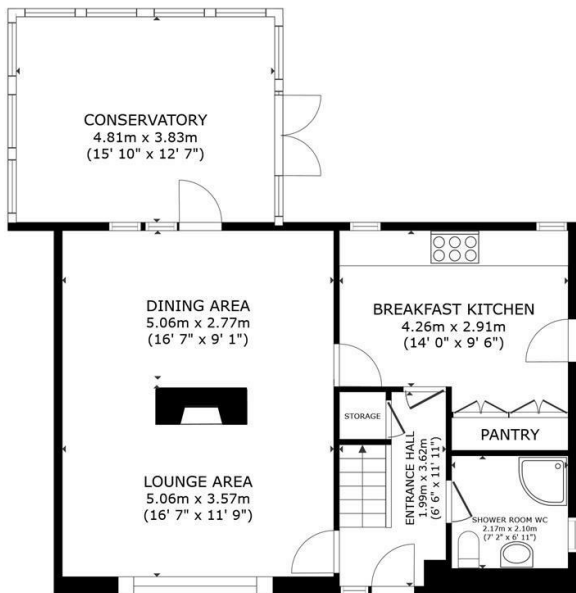
The property is located within easy access of local schooling and falls within the catchment area for Derby Moor Academy

Local recreational facilities nearby include King George V playing fields, Sunnydale Park, Mickleover Golf Course and Littleover Tennis Club.

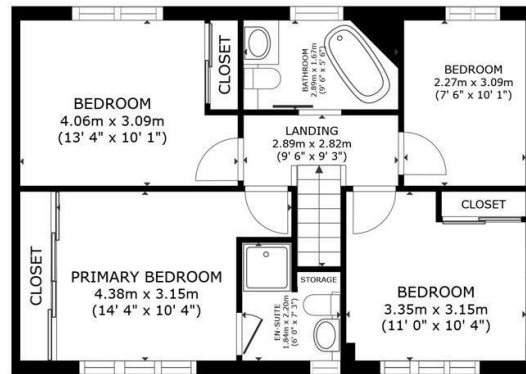








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 79.8 m² (859 sq.ft.) FLOOR 2 59.7 m² (643 sq.ft.)
TOTAL - 139.5 m² (1,501 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Particulars

- Well Presented Modern Detached Home
- High Specification & Comprehensively Upgraded
- Cul-de-Sac Position just a walk from Sunnydale Park
- Entrance Hallway & Contemporary Shower Room WC
- Spacious Open Plan Lounge Dining Room & Conservatory
- Well Appointed Breakfast Kitchen with Dining Island
- Four Bedrooms, Contemporary En-Suite & Family Bathroom
- Derby Moor Academy Catchment
- Close to Excellent Local Shops & Amenities
- No Chain Involved

Size

Approx 1501.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

E

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Let's Talk

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