

CURRAN  
BIRDS  
+ CO

Merridale Road  
Littleover  
£270,000





CURRAN BIRDS + CO

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



BEAUTIFUL HOME WITH SUPERB OPEN PLAN DINING KITCHEN - A most attractive and stylish, traditional bay-fronted semi-detached home, occupying this pleasant and quiet location off Highfield Road. This three bedroom property has been beautifully presented and well maintained throughout and offers a superb open plan kitchen and dining room with french doors opening out onto the delightful landscaped rear garden. The property offers well proportioned living accommodation and a delightful position ideal for families with excellent amenities, local parks and schooling located just a short walk away.









## The Detail

A most attractive and stylish, traditional bay-fronted semi-detached home, occupying this pleasant and quiet location off Highfield Road in the sought after residential suburb of Littleover. The property has been beautifully upgraded over recent years and offers quality fittings and stylish presentation throughout that really has to be viewed to be appreciated.

The living accommodation has the benefit of a combination boiler gas central heating system, uPVC double glazing and in brief comprises: entrance hallway with stylish oak effect parquet flooring, lounge with bay window and feature fireplace and to the rear there is a beautiful dining room again with the stylish oak effect parquet flooring and uPVC glass panelled french doors giving access to the rear garden and also open plan access to a well appointed fitted kitchen with stainless steel range cooker and beautiful patterned ceramic tiled floor and access to a pantry. The first floor landing leads to three well proportioned bedrooms and a well appointed contemporary bathroom with separate wc.

Outside, the property has a generous block paved driveway with timber gated access to the side leading to the rear garden. The beautifully landscaped rear gardens have a continuation of the block paved driveway leading to a good sized timber framed summerhouse with power and lighting. The garden also has a paved patio area, raised level lawn, shrubbed borders and at the rear of the summerhouse is a timber framed storage shed.











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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.



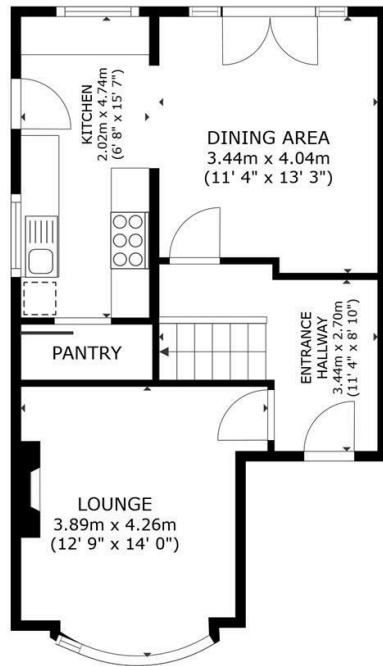




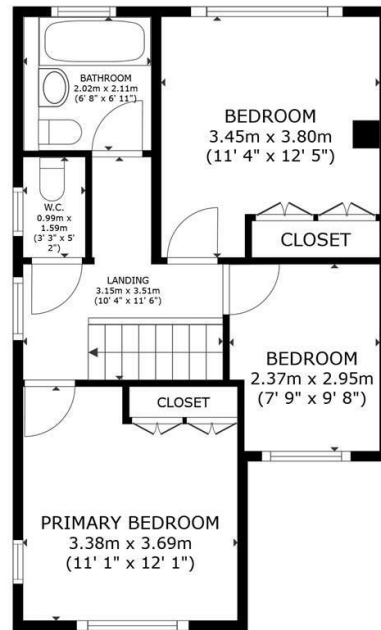








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 48.5 m<sup>2</sup> (522 sq.ft.) FLOOR 2 47.5 m<sup>2</sup> (511 sq.ft.)  
 TOTAL: 96.0 m<sup>2</sup> (1,033 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The Particulars

- Beautifully Presented Semi-Detached Home
- Stylish Presentation & Well Maintained
- Delightful Position - Sought after Area and Quiet Location
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway & Lounge with Bay Window
- Well Appointed Kitchen with Open Plan Dining Room
- Three Bedrooms, Contemporary Bathroom & Separate WC
- Generous Block Paved Driveway, Delightful Landscaped Garden
- Timber Framed Summerhouse & Storage Shed
- Derby Moor Academy Catchment Area

### Size

Approx 1033.00 sq ft

### Energy Performance Certificate (EPC)

Rating E

### Council Tax Band

C



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*Let's Talk*

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