

CURRAN  
BIRDS  
+ CO

Haddon Drive  
Mickleover  
£270,000





# CURRAN BIRDS + CO

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



CONTEMPORARY HOME WITH STUNNING OPEN PLAN DINING KITCHEN - Welcome to this contemporary and meticulously remodelled semi-detached home in the sought-after suburb of Mickleover. This stunning property offers three spacious bedrooms, a thoughtfully crafted open-plan layout, and a striking modern aesthetic that is evident from the moment you step through the composite front door. The heart of the home is the expansive 21ft dining kitchen, designed by Victoria Robert, seamlessly combining style and functionality with high-quality concrete-effect units, integrated appliances, and a sleek marble-effect breakfast bar. Natural light floods the space through large windows and French doors, opening onto a landscaped rear garden. With tasteful contemporary finishes throughout, this property presents a unique opportunity for those seeking a refined yet welcoming home.









### The Detail:

As you step inside, a stylish hallway greets you with grey wood-grain herringbone flooring that flows seamlessly into the open-plan living area, establishing a modern and sophisticated tone. An open staircase leads to the first-floor bedrooms, adding a distinctive, contemporary touch to the space.

The heart of this home is the expansive 21-by-13-foot open-plan dining kitchen, a bespoke design by Victoria Robert. This area beautifully balances functionality and style, featuring concrete-effect cabinetry, a sleek laminated marble-effect work surface, and a matching splashback. The breakfast bar provides a convenient seating area, while integrated appliances—including an electric oven, induction hob, tall fridge-freezer, dishwasher, and washing machine—make this kitchen both stylish and highly practical.

French doors from the dining area open onto a beautifully landscaped garden with a timber deck seating area and LED downlighting, creating an inviting space for outdoor gatherings. The ground floor also includes a generously sized bedroom and a well-appointed shower room with a walk-in shower, chrome fixtures, and patterned floor tiles.



Upstairs, you'll find two spacious double bedrooms. The primary suite offers a private en-suite shower room, while the second bedroom also provides ample space. Outside, a driveway to the side leads to a generous single detached garage, measuring 20 feet 1 inch by 8 feet 11 inches. Equipped with double-opening timber doors, power, and lighting, the detached garage provides excellent storage space or a secure area for a workshop setup. A neatly landscaped front garden completes this impressive home, making it an exceptional choice for those seeking a refined living space in Mickleover.









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### The Location:

Mickleover is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists. Local shops include a large Tesco supermarket and a Marks & Spencers convenience store and petrol station. There are also several public houses within the centre of Mickleover Village and a recent addition is the Binary Bar and Restaurant.

Leisure facilities include Mickleover Golf Course, walks in nearby open countryside and access to the local cycle network. Excellent transport links are close by including easy access to the A38 and A50 trunk roads and the M1 motorway.

This property is situated just a short walk away from a parade of shops on Devonshire Drive and includes a pharmacy and post office.

There are good schools at primary and secondary level with the property falling within the catchment area for Ravensdale Junior School and Murray Park Secondary School.



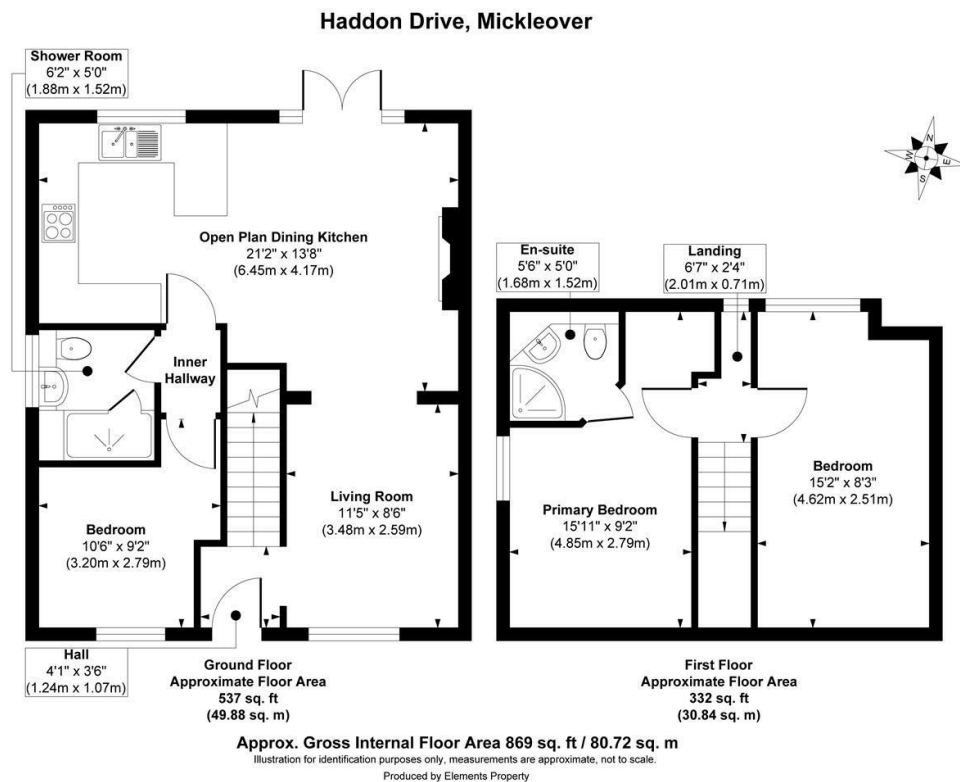












## The Particulars

- Contemporary Styled Semi-Detached Home In Sought-After Mickleover
- Three Spacious Bedrooms With Thoughtfully Crafted Open-Plan Layout
- Stylish Entrance Setting A Modern Tone Throughout
- Spacious Open Plan 21-Foot Dining Kitchen, Designed By Victoria Robert
- Contemporary Style Kitchen with Integrated Appliances & Breakfast Bar
- French Doors Leading To Landscaped Rear Garden
- Ground Floor Bedroom And Shower Room With Walk-In Shower
- Two Spacious Double Bedrooms Upstairs, Including En-Suite In Primary Suite
- Driveway And Generous Detached Garage With Power And Light
- Close to Excellent Shops, Amenities & Schooling

### Size

Approx 869.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band



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Let's *Talk*

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