

CURRAN  
BIRDS  
+ CO

Girton Way  
Mickleover  
£299,950





# CURRAN BIRDS + CO

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



SPACIOUS HOME - EDGE OF ESTATE POSITION - A most spacious four bedroom, Persimmon built three-storey link detached family home, offering around 1150 square feet of living accommodation and set in this delightful edge of estate position. This property is situated in this popular modern development close to excellent local amenities in the sought after suburb of Mickleover and also located close to the Royal Derby Hospital.

This well proportioned four bedroom home offers a versatile layout over three floors, that includes on the ground floor: entrance hallway, wc, stylish contemporary kitchen and spacious living dining room. There are four bedrooms and contemporary bathroom. There is a most spacious primary bedroom to the second floor with contemporary en-suite. Outside, there is a driveway to the rear with EV charging point, good sized single attached garage and an enclosed landscaped rear garden.









## The Detail

A most spacious 'Persimmon' built three-storey link-detached home, set within this most convenient and popular development off Western Road, situated within easy reach of the excellent local amenities in both Mickleover and Littleover. The property is also located just a few minutes walk away from the Royal Derby Hospital.

This property offers flexible living accommodation that spans over three floors and offers great versatility and extends to around 1150 sq/ft with four double bedrooms and generous room proportions that really have to be viewed to be fully appreciated.

The property has the benefit of gas central heating, uPVC double glazing and in brief comprises on the ground floor: entrance hallway, downstairs wc, stylish contemporary kitchen with integrated appliances and a spacious living dining room with french doors giving access to the rear garden.

The first floor landing gives access to a good sized double bedroom at the rear, double bedroom/study at the front and a contemporary bathroom with white three piece suite. The second floor landing leads to a most spacious primary bedroom and further double bedroom. The superb primary bedroom offers a contemporary en-suite shower room with three piece suite.

Outside, the property stands in this delightful edge of estate position with an outlook towards an open green. There is a small foregarden with access to the entrance hallway. There is a landscaped enclosed garden to the rear with gated access to a rear tarmac driveway with parking for three cars leading to a good sized attached garage. There is also a 7kw electric EV charging point.









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## The Location

One of the highlights of this location is its proximity to the beautiful Mickleover Meadows, an excellent spot for dog walking, leisurely strolls, and enjoying nature. Additionally, the estate features its own park, providing a safe and pleasant space for children to play and for community gatherings.

Healthcare needs are well catered for with local surgeries close by and with the renowned Royal Derby Hospital within easy walking distance. For those commuting or traveling further afield, the estate boasts excellent road links with the A38 right on the doorstep, ensuring swift connections to surrounding areas. Reliable bus services provide convenient access to Derby city centre, making commuting a breeze.

Mickleover Village itself is a vibrant hub of amenities. You'll find a Tesco supermarket for all your shopping needs, and a selection of charming pubs such as the Nags Head, Binary, and the Hole in the Wall, perfect for dining out and socialising.

Families will appreciate the excellent local schooling options available, ensuring quality education for children of all ages. Leisure and fitness enthusiasts can enjoy the nearby Mickleover Golf Club, as well as Exertion Fitness offer a variety of fitness classes.



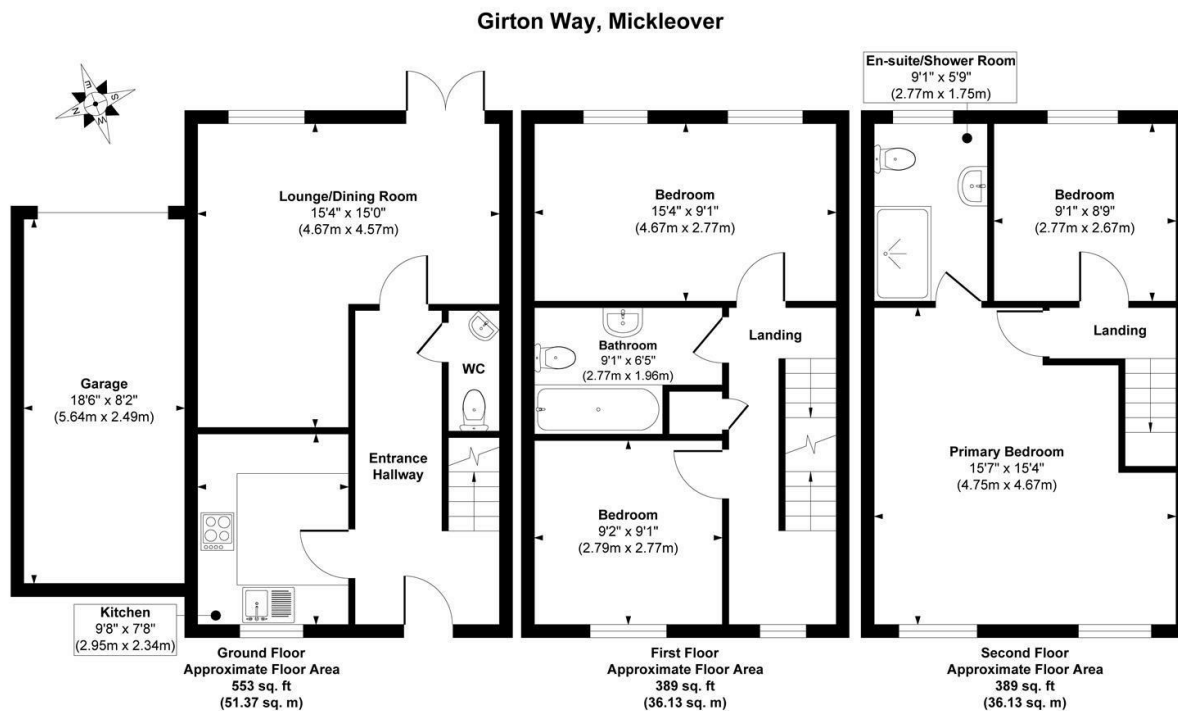












**Approx. Gross Internal Floor Area 1331 sq. ft / 123.63 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Spacious Persimmon Built Detached Three Storey Home
- Well Presented & Versatile Layout
- Ideal for Young Professionals & Hospital Workers
- Entrance Hallway, WC & Stylish Contemporary Kitchen
- Spacious Lounge Dining Room with French Doors Leading to Rear Garden
- Four Double Bedrooms & Contemporary Bathroom
- Spacious Primary Bedroom & Contemporary Shower Room
- Landscaped Enclosed Rear Garden
- Rear Driveway with EV Car Charging Point & Good Sized Garage
- Close to Excellent Local Amenities & Royal Derby Hospital

### Size

Approx 1152.00 sq ft

### Energy Performance Certificate (EPC)

Rating

### Council Tax Band

C



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Let's *Talk*

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