

CURRAN  
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+ CO

Nevinson Drive  
Sunnyhill, Derby  
Offers in excess of £375,000



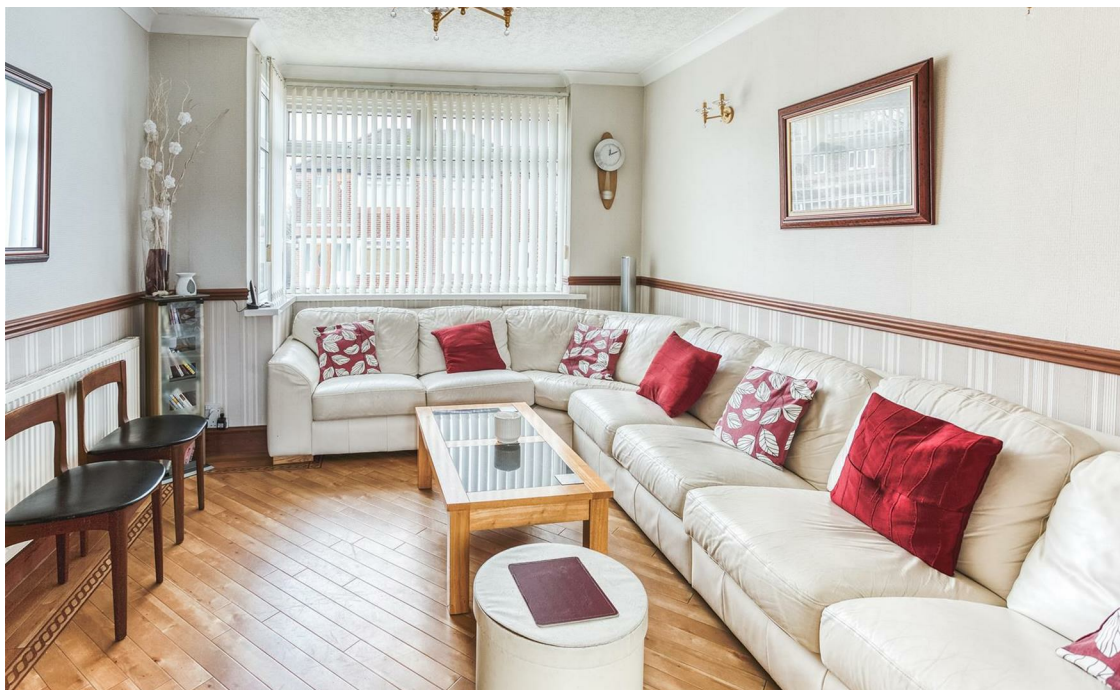
# CURRAN BIRDS + CO

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



SPACIOUS DETACHED FAMILY HOME - A most spacious, extended detached family home offering over 1700 square feet of living accommodation with a versatile layout with upto seven bedrooms with three bathrooms including two en-suites. The property was originally two semi-detached homes that have been combined into one spacious detached family home and now offers a living space ideal for a large extended family. The property stands on a generous plot with extensive parking and a large detached garage/workshop and store.





## The Detail

A most spacious, extended detached family home set within this mature residential location offering excellent access to local amenities in Littleover.

The property offers over 1700 square feet of living accommodation with the benefit of a combination boiler gas central heating system and uPVC double glazing. The property offers a spacious versatile layout and was originally two semi-detached homes that have been combined into one substantial family home.

The accommodation has two entrance hallways, downstairs wc, utility room and a well appointed fitted kitchen with range cooker. There are also three well proportioned reception rooms including lounge with bay window with double opening doors leading to dining room with uPVC double glazed french doors leading the rear garden and there is also a further reception room with bay window which is currently being used a study.

There is a ground floor bedroom with an en-suite wet room and uPVC double glazed french doors giving access to the rear garden.

The first floor landing gives access to four well proportioned double bedrooms, two single bedrooms and bathroom. The primary bedroom also has the benefit of an en-suite bathroom.

Outside the property has a generous block paved driveway with gated access leading through to a continuation of the driveway and a good sized detached garage/workshop and store. There is a landscaped garden with generous lawn, feature pond and a timber framed gazebo and seating area.





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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 and Fish and Chip shop. There is also a larger range of shops including a pharmacy at the Cavendish Shopping area. There is also regular bus service from Stenson Road into the Derby City centre.

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 and 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 also falls within the catchment area for Derby Moor Secondary School.

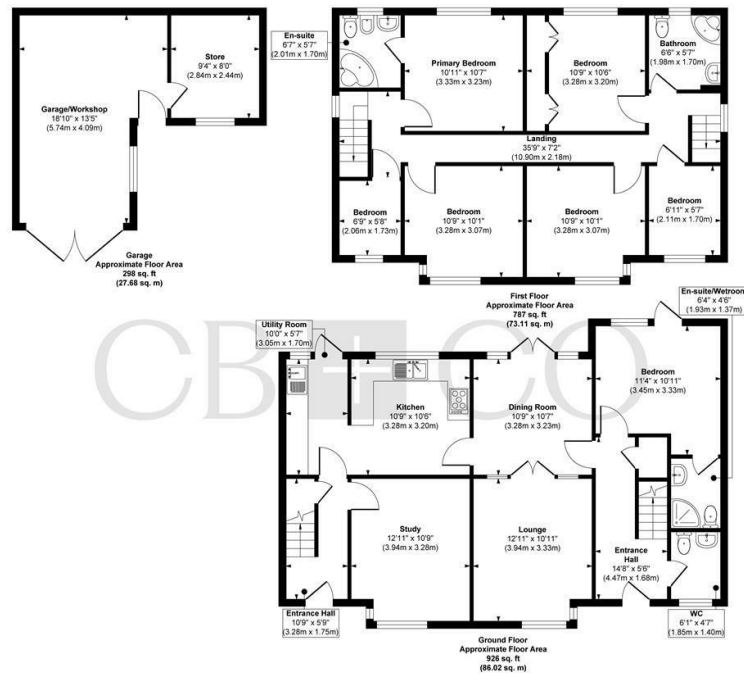
Local recreational facilities nearby include Sunnydale Park, Mickleover Golf Course and Littleover Tennis Club.







## Nevinson Drive, Sunnyhill



Approx. Gross Internal Floor Area 2011 sq. ft / 186.81 sq. m

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

Produced by Elements Property

## The Particulars

- Extended Detached Family Home
- Versatile Accommodation - Ideal for a Large Extended Family
- Over 1700 Square Feet of Accommodation
- Gas Central Heating & Double Glazing
- Two Entrance Hallways, Fitted Kitchen, Utility Room & WC
- Lounge with Bay Window, Study with Bay Window & Dining Room
- Ground Floor Bedroom with En-Suite Shower Room
- Six First Floor Bedrooms, Bathroom & En-Suite
- Close to Excellent Local Shops & Amenities
- Derby Moor Academy Catchment Area

### Size

Approx 1713.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

D

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Let's *Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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