

CURRAN
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Regents Drive
Mickleover
£350,000



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



STYLISH HOME - A superb four double bedroom, three storey family home, set on this delightful corner plot position with driveway and garage to the rear. Built by Barratt Homes in 2019 and set within the popular Four Acres development on the edge of Mickleover. This stylish home offers contemporary fittings throughout with the heart of the home being the well-appointed dining kitchen with integrated appliances and French doors that open to the landscaped rear garden and a stylish lounge with feature panelling. There are four double bedrooms, two en-suites and a family bathroom. Located within easy reach of local amenities, schools, and transport links, this home is perfectly suited for the growing family.





The Detail

On entering this impressive three-story detached home, you are greeted by a spacious entrance hallway with a staircase leading to the first floor. The ground floor features a comfortable living room with a stylish panel-effect feature wall, offering a perfect space for relaxation. The expansive dining kitchen, complete with high-gloss gray units and integrated appliances, is perfect for family meals and entertaining. French doors open to the landscaped rear garden, creating a seamless indoor-outdoor living experience. A downstairs WC adds to the convenience of the ground floor.

Upstairs, the first floor is home to the primary bedroom, which enjoys dual aspect windows and a contemporary en-suite shower room. A further double bedroom, also with dual aspect windows. The main bathroom is finished with a classic white three-piece suite with stylish tiling.

The second floor features two more double bedrooms with Velux windows, offering ample natural light, alongside a Jack and Jill en-suite shower room.

The property occupies a generous corner plot with lawned garden, timber decked seating area with outdoor kitchen and barbecue area. There is a generous tarmac driveway that accommodates up to three vehicles. The single detached brick garage is located to the rear, offering convenient storage.







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The Location

Mickleover Shopping Precinct provides everything you need, from everyday essentials at Tesco Supermarket, Boots Pharmacy, and Sainsbury's Local to premium grocery options at M&S Food.

When it comes to dining, The Binary offers a relaxed setting, while Hole in The Wall is a favourite for craft beer enthusiasts. For a leisurely coffee, Java Coffee shop offers expertly brewed drinks in inviting spaces, perfect for catching up with friends.

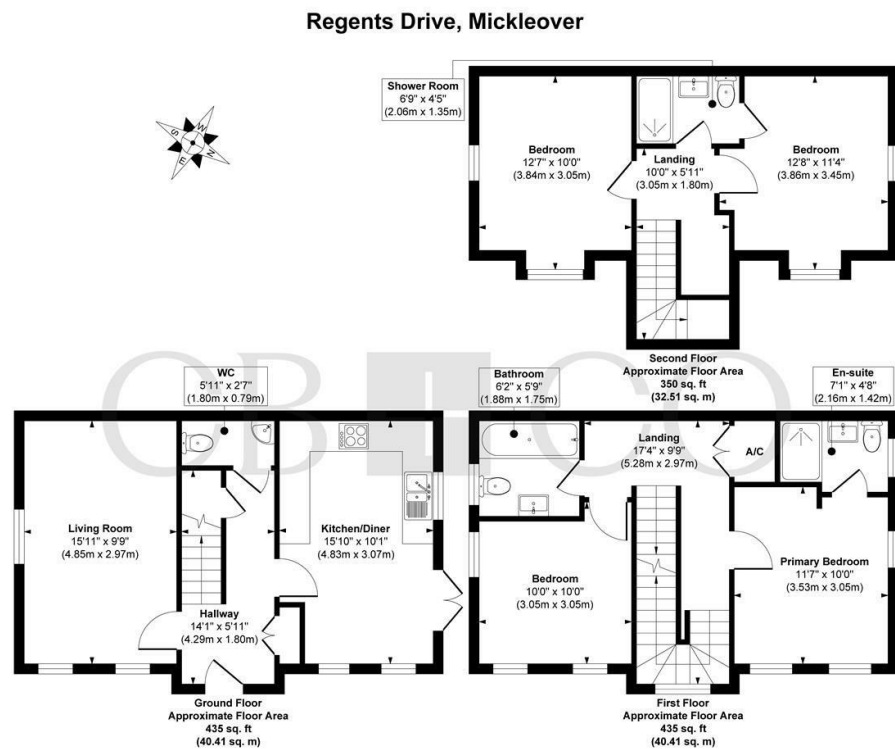
Beyond its excellent amenities, Mickleover Manor is close to Mickleover Golf Course and Exertion Gym, catering to both golfers and fitness lovers. Families will appreciate having highly regarded independent schools nearby, including Derby Grammar School and Derby High School, offering excellent educational opportunities.

With seamless transport links via the A516 and A38, accessing Derby city centre and beyond is effortless. Whether enjoying the privacy of this exclusive development or exploring the vibrant local scene.









The Particulars

- Stylish Three-Storey Detached Family Home on Corner Plot
- Built by Barratt Homes in 2019 - NHBC Guarantee Remaining
- Situated within the popular Four Acres Development on the edge of Mickleover
- Entrance Hallway, WC & Stylish Lounge
- Superb Contemporary Dining Kitchen
- Four Double Bedrooms, Two En-Suites & Bathroom
- Generous Driveway & Detached Single Garage
- Enclosed Rear Garden with Lawn & Timber Decked Seating Area
- John Port School Catchment Area
- Close to Open Countryside & Excellent Local Amenities

Size

Approx 1220.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

E

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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