

CURRAN  
BIRDS  
+ CO

Regents Drive  
Mickleover, Derby  
£255,000





# CURRAN BIRDS + CO

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



STYLISH HOME WITH GREAT LAYOUT - A well presented three bedroom semi-detached home, set on this delightful corner plot position with driveway for two cars. 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 living room with dual aspect windows. There are three bedrooms and a modern bathroom. The primary bedroom suite also has the benefit of an en-suite shower room.

Outside, the property has a driveway for two cars and an enclosed rear garden. Located within easy reach of local amenities, schools, and transport links, this home is perfectly suited for a first time buyer, professional couple or young family.









### The Detail

This modern three-bedroom semi-detached home is located on Regents Drive in the sought-after Four Acres estate, Mickleover. Built in 2019 by Barratt Homes, the property is covered by a valid NHBC guarantee. The entrance hall leads to a spacious living room with double windows to the front and side elevations, offering plenty of natural light. The open-plan kitchen/dining area features cream high-gloss units with chrome handles, a laminated wood finish work surface, and integrated appliances, including an electric oven, fridge freezer, and washing machine. French doors open onto the enclosed rear garden with a patio area, lawn, and fence panel boundary.



Upstairs, the primary bedroom benefits from an en-suite shower room with a white three-piece suite, including a low-level WC, wash basin with chrome mixer tap, and a shower cubicle. A well-proportioned second bedroom overlooks the rear garden, while the third bedroom faces the front. The family bathroom includes a white three-piece suite with a wash basin, low-level WC, and a bath with splash-backs. Additional features include central heating, an alarm system, and wood grain effect flooring throughout. The double-width tarmac driveway provides off-road parking for two vehicles, with side access leading to the rear garden.









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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 this property 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.



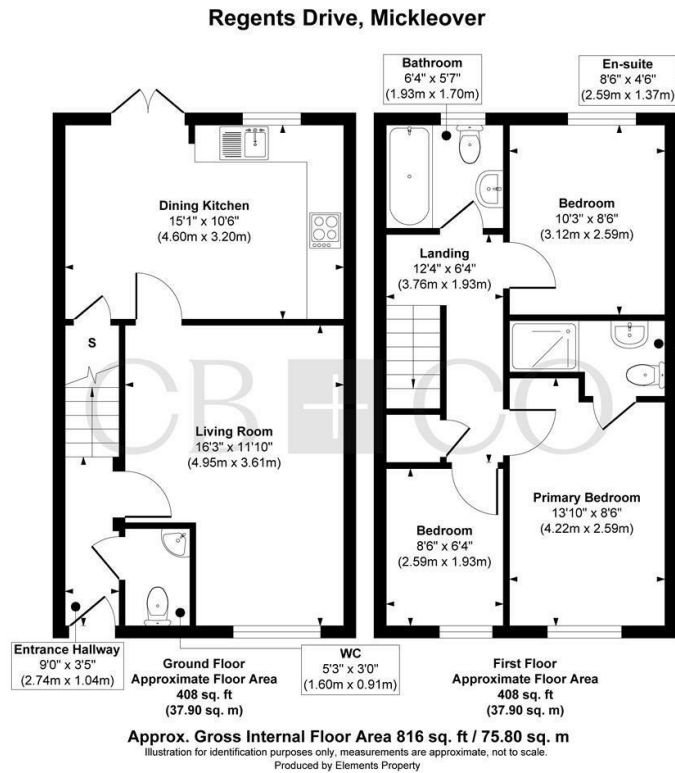












## The Particulars

- Stylish Modern Semi-Detached Home
- Ideal for Young Professionals, Family or First Time Buyer
- Built by Barratt Homes in 2019 - NHBC Guarantee Remaining
- Sought after Four Acres Estate on Edge of Mickleover
- Entrance Hallway, WC & Stylish Living Room
- Spacious Open Plan Dining Kitchen
- Three Bedrooms, Bathroom & En-Suite Shower Room
- Driveway for Two Cars & Enclosed Rear Garden
- Close to Excellent Village Amenities & Shops
- John Port Spencer Academy Catchment

### Size

Approx 816.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

C



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Let's *Talk*

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