

CURRAN  
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CO



Westbourne Park  
Mackworth, Derby  
Offers in excess of: £185,000





# CURRAN BIRDS + CO

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



**SUPERB EXTENDED & MODERNISED HOME WITH LARGE DRIVEWAY & GARAGE** - An ideal opportunity to acquire an extended and comprehensively modernised, two double bedroom semi-detached home, set within this ever popular location close to excellent amenities and Markeaton Park. The property would be ideally suited to a first time buyer, young professionals or person looking to downsize.

The property has undergone a significant scheme of modernisation and has been finished with high-quality touches and fittings that really have to be viewed to be appreciated. The accommodation offers an entrance hallway, stylish lounge, spacious and superbly appointed kitchen with open plan access to the extended dining area with french doors leading to the rear garden. The first floor landing leads to two spacious double bedrooms and superb contemporary shower room.

Outside, the property stands on a generous plot with extensive gravelled driveway leading to a good sized detached garage. There are low maintenance gravelled gardens to the front and rear of the property.









### The Detail

This superb, extended and much improved semi-detached home has been beautifully presented and finished to a quality standard of finish with many high quality touches and beautiful contemporary fittings throughout.

The ground floor presents a welcoming entrance hallway leading to a bright living room with a recessed fireplace and electric stove-style burner, creating a cosy atmosphere. The open archway connects to the spacious contemporary kitchen which has been beautifully appointed with white units with wood block effect worksurfaces and including modern appliances with electric double oven, induction four ring hob and integrated dishwasher and space for two low level appliances and a wall mounted combination boiler concealed in a wall mounted cupboard.

Upstairs, there are two double bedrooms are generously sized, with the spacious primary bedroom with window to the front and featuring a good sized built in storage cupboard/wardrobe the second double bedroom enjoys views over the rear garden. The stylish contemporary shower room includes a walk-in shower with a chrome mains shower unit, vanity unit with wash hand basin, and a chrome heated towel rail.



Externally, the property offers an extensive gravelled driveway, providing ample off-road parking, while the good sized single detached garage measuring 19'6" x 10'2" offers additional storage or workspace. The enclosed rear garden is low-maintenance with raised planting beds and a rockery-style stone edging with conifer tree boundary.









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## The Location

The property is located in the popular residential locality of Mackworth, giving easy access to a full range of amenities in both Mackworth, Mickleover and Derby City centre. Mackworth offers a range of shops and amenities on Prince Charles Avenue but is also situated within easy access of Kingsway Retail Park and Sainsbury's supermarket.

A regular bus service is available and good schooling at all levels. Excellent transport links are close by with easy access onto the A38, A50 and A52, which provide swift onward travel to the main motorway network and other regional centres.

Markeaton Park is only a short distance offering a range of leisure facilities to include mini golf course, tennis, boating and fishing lake. For those who enjoy the outdoors, the nearby countryside provides some delightful scenery and walks.



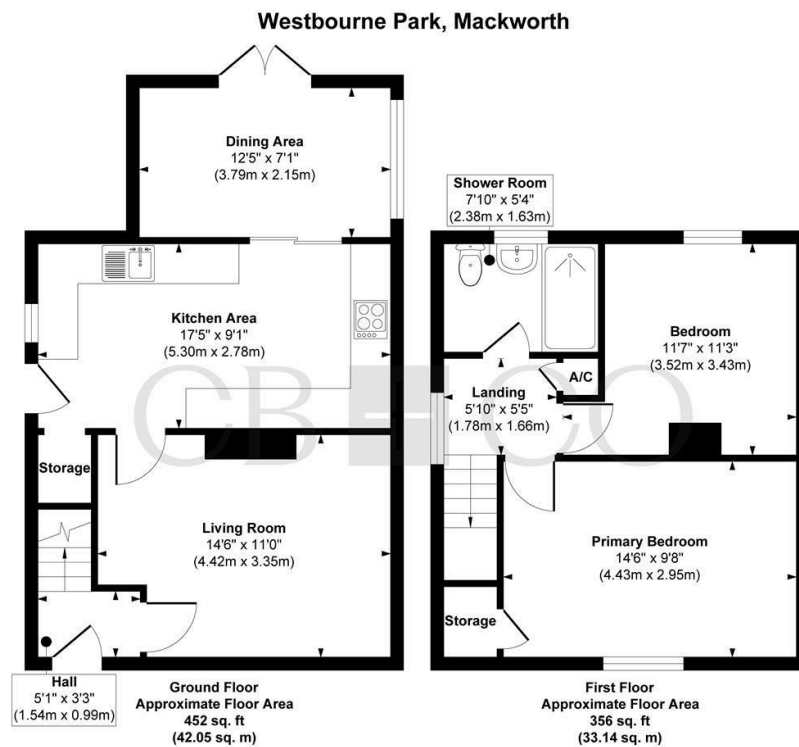












**Approx. Gross Internal Floor Area 808 sq. ft / 75.19 sq. m**

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

Produced by Elements Property

## The Particulars

- Superb Extended & Modernised Semi-Detached Home
- Comprehensively Upgraded & Stylish Fittings
- Ideal for First Time Buyer or Young Couple
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway & Stylish Living Room
- Spacious Contemporary Kitchen with Open Plan Dining Room
- Two Generous Double Bedrooms & Contemporary Shower Room
- Generous Plot - Extensive Driveway & Detached Single Garage
- Low Maintenance Gardens
- No Chain Involved

### Size

Approx 808.00 sq ft

### Energy Performance Certificate (EPC)

Rating

Council Tax Band

A



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Let's *Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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