

CURRAN BIRDS CO



Martha Road,
£420,000



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



STUNNING FAMILY HOME WITH VIEWS OVER THE PARK - Located in the sought-after Langley Country Park, Martha Road offers a perfect balance of family living and lifestyle appeal. This four-bedroom, detached Redrow-built property enjoys park views, coupled with a beautifully presented interior designed for modern living.

The spacious design incorporates a large kitchen/dining area, ideal for entertaining, and a bright lounge with French doors leading to the garden. With a master bedroom boasting park views and an en-suite, plus a private study, this home is perfect for both work and relaxation.

Additional benefits include a detached garage, ample parking, and beautifully landscaped gardens, creating a true retreat. Set in a desirable location, Martha Road combines convenience with a high standard of living—making it an ideal choice for those looking to settle in a well-connected setting.





The Detail

Martha Road is a beautifully presented, detached family home offering an exceptional level of comfort and modern style in a sought-after parkside location. As you step inside, you're greeted by a spacious hallway with ceramic tiled flooring, leading to a generously proportioned lounge with large UPVC windows and French doors opening onto the garden. The living area benefits from ample natural light, providing a welcoming space to relax or entertain.

The heart of the home is the stylish kitchen/dining area, featuring sleek white high-gloss units, granite worktops, and top-of-the-line integrated appliances, including a gas hob, double oven, built-in microwave, wine fridge, and a dishwasher. There's ample space for both a dining table and a sofa area, creating a sociable and versatile setting that flows effortlessly into the lounge through double doors. The ground floor also offers a study at the front with views over the park, perfect for home working, and a conveniently located WC with contemporary tiling and a washbasin.

Upstairs, the landing provides access to both the loft space and an airing cupboard, adding to the practicality of the home. The master bedroom enjoys views over the park and comes with fitted wardrobes and an en-suite shower room, which includes a walk-in rainfall shower, a vanity unit, and a heated towel rail. The other front-facing bedroom also benefits from park views. The family bathroom features a modern three-piece suite, and there is plenty of storage space throughout.

Outside, the rear garden is a true highlight, with sizable patio areas perfect for alfresco dining or relaxing outdoors. Well-maintained planting borders, raised beds, and mature trees and shrubs provide a lovely setting. The garden also features armoured cabling and colour-changing lighting within the ground-level borders, all controlled by remote. The raised borders are fitted with standard lighting. A pergola with lighting offers an additional spot for outdoor enjoyment, while slatted fencing creates a neat, secluded environment. A detached brick-built garage with power and lighting provides secure storage and parking, alongside a driveway with space for two vehicles.







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The Location

Langley Country Park is superb modern development offering excellent access to urban amenities. Ideal for families, it sits within the Ecclesbourne School catchment area, with a bus service running from opposite the development, directly to the school for added convenience.

Residents will appreciate the nearby local Co-op, providing everyday essentials, as well as a well-maintained pathway surrounding the development, perfect for walking or cycling. For those who enjoy outdoor leisure, the expansive Markeaton Park is just a short distance away, offering a range of recreational activities and green space. The development itself is family-friendly, featuring a park with a children's play area that the property overlooks, making it an ideal position for young families.

In addition, the development is ideally positioned for access to Derby University and Derby Royal Hospital. Mickleover Village is situated close by, offering a wide variety of amenities, including a supermarket, pubs, restaurants, cafes, a gym, and a golf course. Mickleover is a vibrant and well-connected village, making it an excellent place to live, work, and relax.

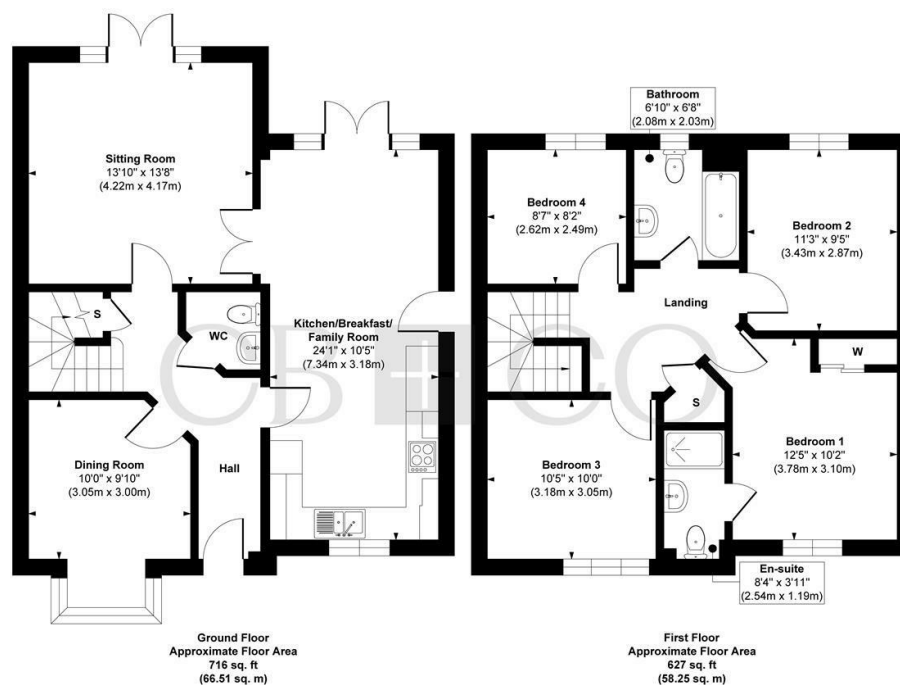
The area also boasts a selection of charming country pubs, including the Bluebell and the Horseshoes, both offering fantastic food options and a warm, welcoming atmosphere.







5 Martha Road



Approx. Gross Internal Floor Area 1343 sq. ft / 124.76 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Particulars

- Superb Redrow Built, Modern Detached Property
- Four Sizeable Bedrooms, En-suite to Master & Contemporary Bathroom
- Impressive Open Plan Family Kitchen, Ideal For Entertaining
- Lounge With French Doors Leading To The Garden
- Separate Study, Ideal For Home Working
- Landscaped Garden With Private Seating Area
- Detached Garage and Driveway Parking For Two Vehicles
- Prime Estate Position Overlooking The Park
- Ecclesbourne School Catchment
- No Onward Chain

Size

Approx 1343.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

E

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Let's *Talk*

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