

CURRAN  
BIRDS  
+ CO

Selby Drive  
Mickleover, Derby  
Offers in excess of: £350,000



# CURRAN BIRDS + CO

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



TRULY IMMACULATE HOME - A most stylish four double bedroom, three storey family home, set on this delightful corner plot position with driveway and garage to the rear. This property has been presented to a 'Show Home' standard and has been impeccably kept by the current vendors. Built by Barratt Homes in 2020 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 built in media unit. 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

From the moment you step into the stylish entrance hallway, Selby Drive makes a confident first impression with high level of presentation and style. A large ceramic tiled floor sets a contemporary tone, while oak handrails and panel doors hint at the thoughtful detailing throughout. The most stylish living room features a custom-built media wall with inset lighting and rich dark oak laminate flooring.

To the rear, the heart of the home lies in the dining kitchen – a modern space with cream high-gloss units, matte black handles, and a full suite of integrated appliances, including a dishwasher, fridge freezer, and stainless steel oven with gas hob. French doors open directly onto the side garden, creating an effortless indoor-outdoor connection. A contemporary downstairs WC and under-stairs storage complete the ground floor.

Upstairs, the first floor hosts the dual-aspect primary bedroom with an en-suite shower room, alongside a second double bedroom and the family bathroom. The second floor offers two further double bedrooms connected by a Jack and Jill en-suite – one currently arranged as a dressing room with Velux windows providing natural light.



Outside, the enclosed garden features a patio and generous lawn, while the rear driveway offers parking for three vehicles, leading to a detached garage with power, lighting, and loft storage with ladder access.





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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.

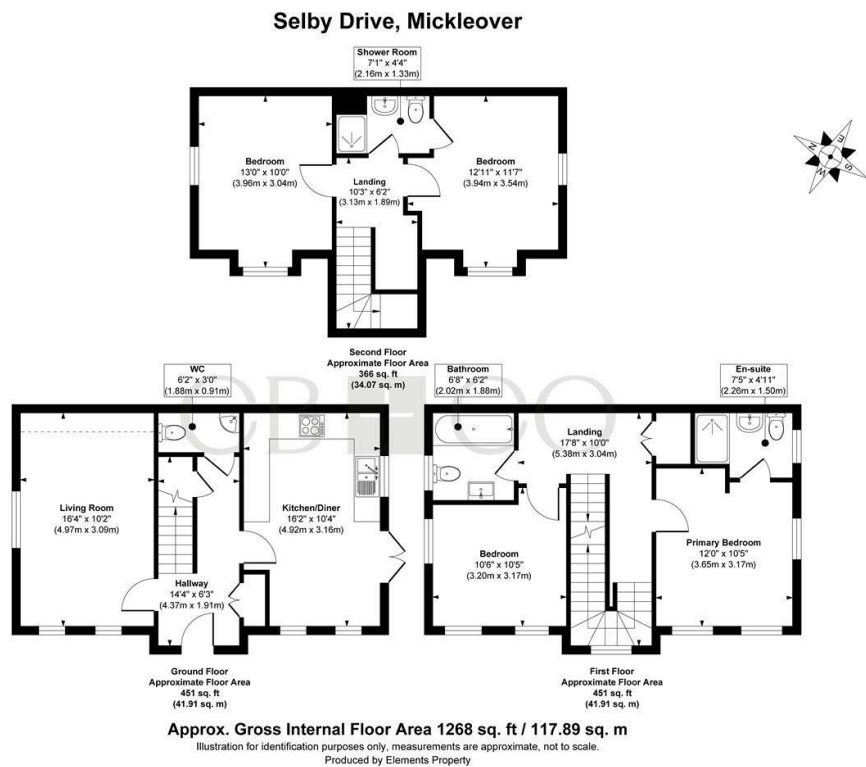
Beyond its excellent amenities, Mickleover Manor is close to Mickleover Golf Course and Exertion Gym, catering to both golfers and fitness lovers. Families will appreciate having highly regarded independent schools nearby, including Derby Grammar School and Derby High School, offering excellent educational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

- Most Stylish Three-Storey Detached Family Home on Corner Plot
- Truly Immaculate Home - Show Home Standard
- Built by Barratt Homes in 2020 - NHBC Guarantee Remaining
- Set within Popular Four Acres Development on the Edge of Mickleover
- Entrance Hallway, WC & Stylish Lounge with Media Wall
- Superb Contemporary Dining Kitchen with French Doors to Garden
- Four Double Bedrooms, Contemporary Bathroom & Two En-Suites
- Generous Driveway, Detached Single Garage & Enclosed South Facing Garden
- John Port School Catchment
- Close to Open Countryside & Excellent Local Amenities

### Size

Approx 1268.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

E

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Let's *Talk*

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