

CURRAN
BIRDS
+ CO

Lawnlea Close
Sunnyhill, Derby
£285,000



CURRAN BIRDS + CO

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



EXTENDED FAMILY HOME WITH DELIGHTFUL GARDEN ROOM - An extended and much improved, modern detached three double bedroom home, tucked away at the head of a quiet cul-de-sac in this delightful position close to a local park area and being located within easy access of local amenities and Rolls-Royce main site.

This beautifully presented three-bedroom detached home offers a quality standard of finish throughout, with stylish living spaces including the delightful extended garden room with glass lantern, contemporary kitchen, separate utility room and wc. Upstairs, there are three well-proportioned bedrooms and contemporary bathroom. The primary bedroom has the benefit of an en-suite shower room and it must be noted that bedroom two is particularly spacious.

Outside, the block-paved effect patio and landscaped borders create a peaceful outdoor retreat, complemented by a beautiful resin-stone driveway and a single integral garage.





The Detail

A much improved and extended three bedroom detached, set within a peaceful Sunnyhill cul-de-sac close to local parkland and excellent local amenities.

This property welcomes you with a composite entrance door into the entrance hallway with stairs to the first floor and door giving access to the spacious open-plan lounge and dining area. Perfect for both everyday living and entertaining, complete with a stylish feature fireplace, marble hearth, coal-effect gas fire and a double-glazed bay window. The dining space benefits from French doors leading into a charming garden room with glass lantern, which in turn opens out to the rear patio with french doors.

The kitchen has been fitted with contemporary high-gloss white units, granite-effect work surfaces, stainless steel handles, and LED plinth lighting. Integrated appliances include an Electrolux four-ring hob, stainless steel extractor, and electric double oven. Ceramic tiled flooring continues into the utility room, which provides additional base units, a stainless steel sink, boiler cupboard and plumbing for a washing machine.

Upstairs, the primary bedroom features mirrored sliding wardrobes and a modern en-suite shower room with marble-effect tiling, a vanity basin and LED backlit mirror. Bedroom two is particularly spacious and enjoys dual-aspect windows and loft access, while the third bedroom overlooks the rear garden. A stylish family bathroom completes the upstairs, offering a white three-piece suite with an L-shaped bath, electric shower and coordinating marble-effect splashbacks.

Externally, the resin-stone driveway is bordered with decorative purple slate, leading to an integral single garage. The enclosed rear garden is thoughtfully landscaped with a block-paved effect patio, lawn, raised borders, and timber shed—ideal for summer gatherings or quiet relaxation.







CURRAN BIRDS + CO

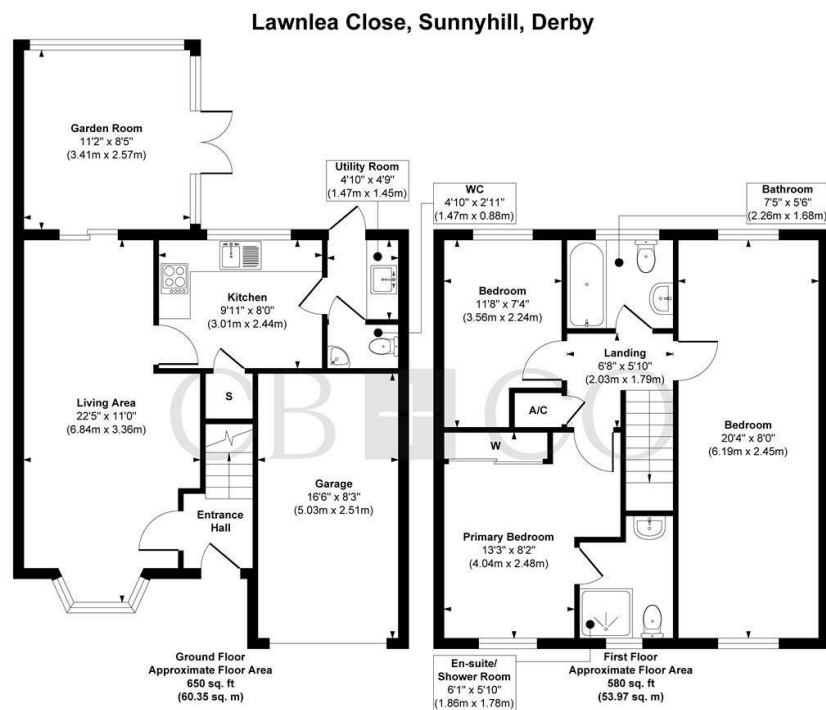
The Location

Lawnlea Close enjoys a quiet cul-de-sac position within Sunnyhill, a well-connected and established residential area to the south of Derby. It offers excellent convenience for professionals, being just a short commute to major local employers such as Rolls-Royce, as well as within easy reach of the Royal Derby Hospital and Derby City centre. Everyday shopping is made simple with a nearby Tesco Express, while a wider range of amenities, including independent shops, cafés, and services, can be found just a short drive away in Littleover village. The area also benefits from being located close to local schools and green open spaces, making it ideal for families.









Approx. Gross Internal Floor Area 1230 sq. ft / 114.32 sq. m (Including Garage)

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

Produced by Elements Property

The Particulars

- Much Improved Extended Detached Home
- Delightful Cul-de-Sac Position Close to Local Park Area
- Beautifully Presented - Ideal Family Home
- Entrance Hallway, Contemporary Kitchen, Utility Room & WC
- Open Plan Living Dining Room & Beautiful Garden Room
- Three Well Proportioned Bedrooms, Contemporary Bathroom & En-Suite
- Generous Resin Stone Driveway & Single Integral Garage
- Delightful Private & Enclosed Rear Garden
- Close to Excellent Local Shops & Amenities
- Easy Access to Rolls-Royce Main Site

Size

Approx 1090.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

C

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved