

CURRAN
BIRDS
+ CO



Bramblewick Drive
Heatherton Village, Derby
£610,000



CURRAN BIRDS + CO

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



BEAUTIFUL HOME SET IN STUNNING PLOT - A most attractive double fronted, five bedroom detached home of style and character, situated in this delightful end position off this highly desirable cul-de-sac in Heatherton Village and falling within the noted Griffie Field School catchment area. This property offers high rated energy efficiency including solar panels and stands within this most impressive plot with delightful landscaped gardens to the front side and rear. The property has a most generous frontage including a large driveway leading to a detached double garage with electric remote control door and EV charger.

This property style is one of the most desirable property types in the area and offers a versatile layout with beautiful entrance hallway with feature central staircase, spacious lounge with bi-folding doors, separate dining room, study, beautifully appointed dining kitchen with granite worktops and a separate utility room. Upstairs, there are five well-proportioned bedrooms, including a most spacious primary bedroom with a contemporary en-suite shower room and there is a further four piece family bathroom.





The Detail

A most attractive and beautifully presented five-bedroom detached property, built to the highly desirable Rowsley design by Miller Homes, the property stands within this most generous plot corner plot with extensive gardens, large driveway and detached double garage.

The property offers around 1700 square feet of impeccably maintained and tastefully presented accommodation with an excellent level of energy efficiency including hot water solar panels, solar panels generating to the grid and storage battery, gas central heating and uPVC double glazing

Upon entering, you're greeted by a bright and welcoming hallway featuring a contemporary styled central oak staircase with inset glass panels. The hallway has oak-effect flooring and leads to a series of well-proportioned reception rooms including a spacious living room with a contemporary electric fireplace, feature lighting and bi-folding doors opening onto the rear garden.

The dining room, finished with coved ceilings and arched windows, offers a formal setting for meals, while a separate study provides an ideal work-from-home space. The kitchen is well-equipped with maple-effect cabinetry, granite worktops, and high-end Bosch appliances including an electric oven, induction hob, and extractor. An instant hot water tap adds further convenience, with a separate utility room offering additional storage and space for laundry appliances.



Upstairs, the galleried landing leads to five bedrooms and bathroom. The primary bedroom benefits from fitted wardrobes and a superb contemporary style en-suite shower room with walk-in shower. Four further bedrooms, each with their own built-in storage, share access to a well appointed four piece family bathroom.

Externally, the property features an extensive driveway, double detached garage with electric remote door and EV charging point. The gardens are beautifully landscaped and well maintained, with gardens to the front, side and rear. The rear garden features a paved patio, shaped lawn, and mature planting beds, offering excellent privacy and outdoor entertaining space. A secure storage shed and fence-panel boundaries complete this superb offering.





CURRAN BIRDS + CO

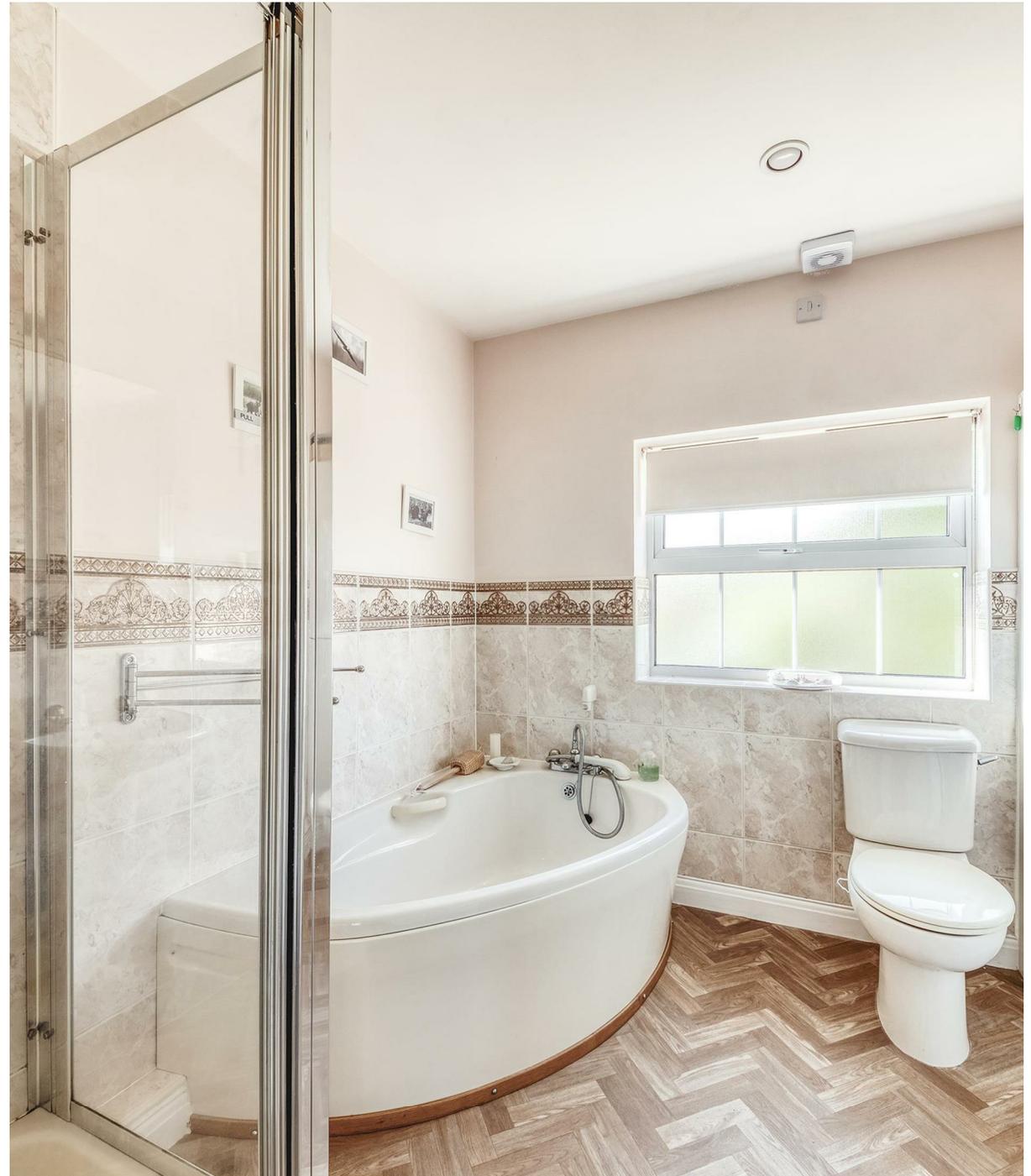
The Location

Located in a quiet cul-de-sac within the highly regarded Heatherton Village in the Littleover area, this property benefits from a wealth of local amenities. It falls within the catchment area for the well-respected Griffie Field Primary School and Derby Moor School, and is also close to leading private schools such as Derby High School and Derby Grammar School—making it an ideal choice for families.

The area is particularly convenient for commuting professionals, with excellent access to major local employers such as The Royal Derby Hospital, Rolls-Royce, and Toyota. A regular bus route serving Derby City Centre and the hospital runs very close to the property, enhancing its appeal for those needing easy public transport links.

Heatherton Village itself offers a welcoming community feel, with a shopping parade that includes a local Co-op, a traditional pub, and additional amenities such as an Aldi supermarket and doctors' surgeries nearby.

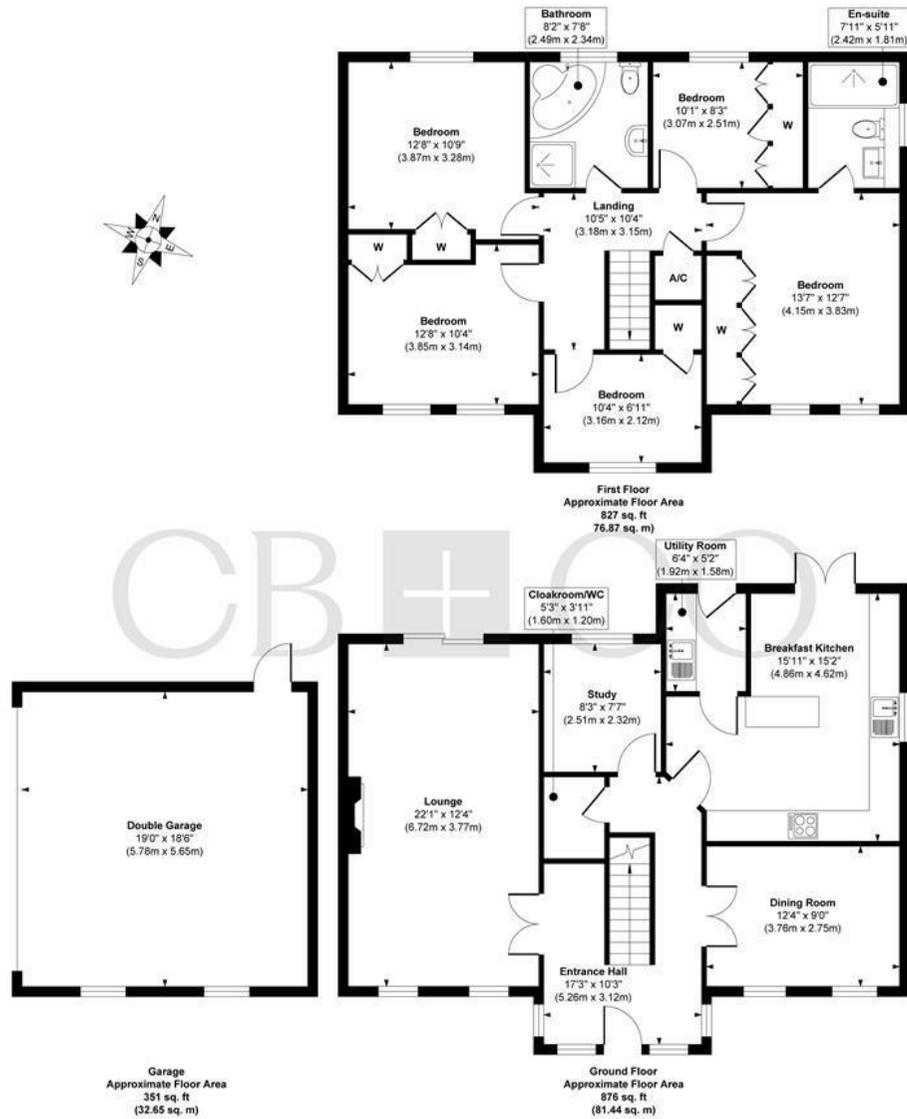
Transport links are another key strength of this location, with swift access to the A38, A50, and M1 motorway, enabling easy travel across the region. This is a well-connected and family-friendly location, offering both convenience and a strong sense of local community.







Bramblewick Drive, Heatherton Village, Derby



CB + CO

Approx. Gross Internal Floor Area 2054 sq. ft / 190.96 sq. m (Including Garage)

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

The Particulars

- Stylish Modern Double Fronted Five Bedroom Detached Family Home
- Stunning Plot - Delightful End Position off Prestigious Cul-de-Sac
- Griffie Field Primary School & Derby Moor Secondary School Catchment
- Entrance Hallway, WC, Study, Dining Room & Lounge with Bi-Folding Doors
- Well Appointed Dining Kitchen & Utility Room
- Five Bedrooms, Four Piece Bathroom & Contemporary En-Suite
- Beautiful Landscaped Gardens - Corner Plot
- Generous Driveway, Detached Double Garage with Remote Door & EV Charging Point
- Easy Access to Royal Derby Hospital & Excellent Amenities
- Close to Parkland & Beautiful Walks

Size

Approx 1703.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

E

CURRAN BIRDS + CO

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.