

CURRAN
BIRDS
+ COO

46, DE23
£385,000



CURRAN BIRDS + CO

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



STYLISH DETACHED BUNGALOW – Positioned in a popular residential setting close to Littleover Village, this beautifully reimagined three-bedroom detached bungalow delivers contemporary comfort and ease of living. Extending to over 1100 sq ft, the property has been thoughtfully extended and upgraded throughout, offering elegant open-plan spaces, high-quality finishes and light-filled interiors.

The heart of the home is a striking 26ft living dining kitchen with bi-folding doors that connect seamlessly to a landscaped rear garden – perfect for relaxing or entertaining. Every element has been carefully considered, from the underfloor heating to the stylish en-suite and bathroom suites. With a generous block-paved driveway, landscaped gardens, and a highly desirable single-level layout, this property presents a rare opportunity for those seeking refined and low-maintenance living in a well-connected location.





The Detail

This superbly upgraded and extended detached bungalow offers over 1100 sq ft of refined accommodation, thoughtfully designed for modern living. The entrance hall, finished with wood grain effect vinyl flooring and underfloor heating, sets the tone for the quality throughout. Engineered oak internal doors, recessed LED lighting, and tasteful neutral décor contribute to the clean and elegant interior, which has been finished to a consistently high standard.

At the heart of the home is the expansive 26ft open-plan living dining kitchen. The kitchen area features a contemporary two-tone handleless design with quartz work surfaces and a matching breakfast bar. Integrated AEG appliances include an induction hob, oven, microwave, fridge/freezer, dishwasher, and washing machine. A stunning glass lantern roof and bi-folding doors in the living area bring in an abundance of natural light, enhancing the connection to the rear garden.

The property offers three double bedrooms, although the third has been thoughtfully opened into the main living space to create a cosy lounge/snug. This space remains open-plan, yet could easily be re-instated as a bedroom if required. The main bedroom includes a contemporary en-suite with walk-in shower, whilst the main bathroom has been smartly adapted into a combined shower and laundry room with high quality fittings.

Outside, the block-paved driveway provides ample parking, with gated side access to the rear garden. The landscaped garden includes paved entertaining areas, tiered lawns, a summer house, and well-maintained planting beds, offering a delightful outdoor setting.





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The Location

Brayfield Road is ideally positioned just a short stroll from the wide array of amenities in Littleover Village, including a supermarket, post office, cafes, and convenience stores. There are excellent recreational options nearby, including local tennis and cricket clubs, as well as the expansive Mickleover Golf Course.

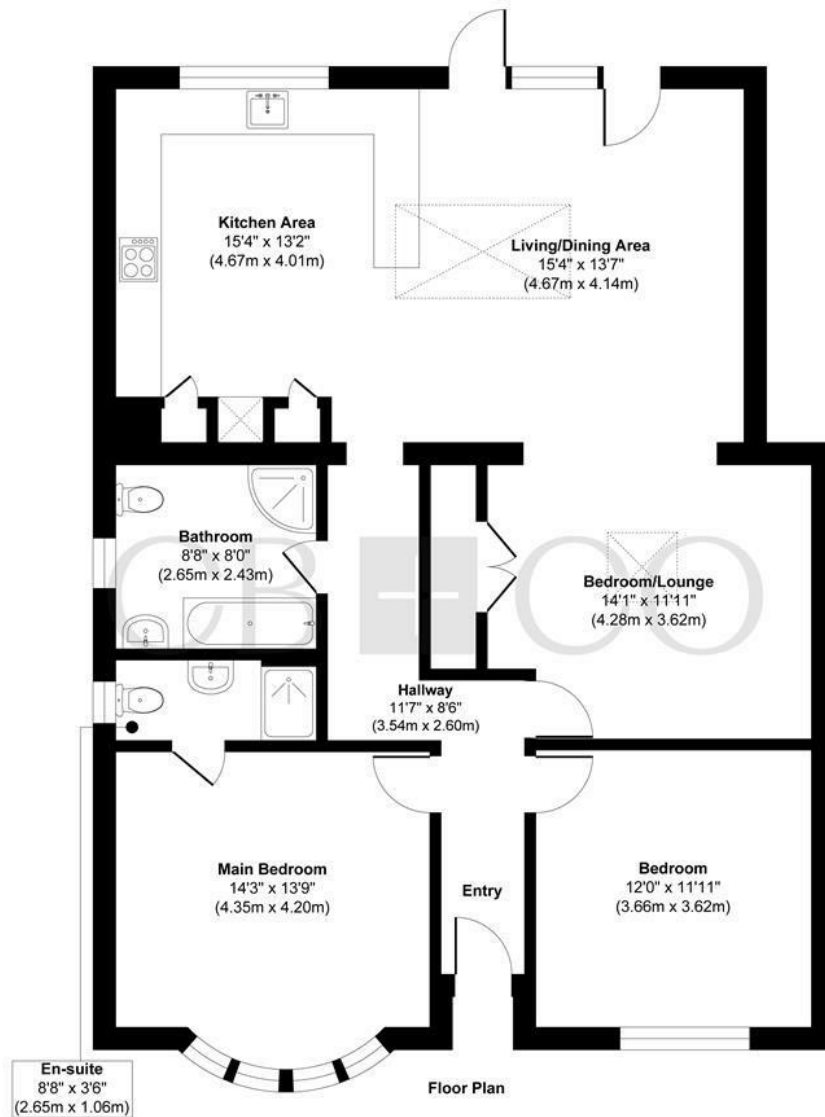
The area is served by well-regarded schools and regular bus services to Derby city centre. The property is also conveniently located not far from Derby Royal Hospital, making it an excellent choice for healthcare professionals or those seeking easy access to medical facilities. This location strikes a balance between village charm and urban convenience.







46 Brayfield Road



Approx. Gross Internal Floor Area 1179 sq. ft / 109.56 sq. m

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

The Particulars

- Beautifully Extended Detached Bungalow With Over 1100 Sq Ft Of Living Space
- Stunning 26ft Open Plan Living Dining Kitchen With Bi-Folding Doors
- Contemporary Kitchen With Quartz Worktops And Integrated AEG Appliances
- Tastefully Decorated Throughout With High Quality Finishes
- Three Double Bedrooms With Flexible Layout For Lounge Or Snug
- Main Bedroom With Stylish En-Suite Shower Room
- Underfloor Heating And Anthracite Double Glazing
- Landscaped Rear Garden With Tiered Lawns, Patio And Planting Beds
- Generous Block Paved Driveway With Gated Side Access
- Convenient Location Close To Littleover Village Amenities

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

D

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Let's *Talk*

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