

CURRAN
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Manor Road
Derby
£2,895 Per month



CURRAN BIRDS + CO

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



CLOSE TO THE ROYAL DERBY HOSPITAL - A most spacious and extended, five bedroom detached family home, set within a generous plot of approximately a third of an acre in the desirable area of Manor Road, being positioned just a short walk away from Littleover Village centre and the Royal Derby Hospital. This substantial family home offers over 2,500 square feet of living space, this spacious home is ideal for larger families seeking both comfort and functionality. The property benefits from a range of living areas, including two large reception rooms, an extended kitchen/dining area and a separate utility room. There are five well proportioned bedrooms with two-en-suites and a family bathroom.





The Detail

This spacious detached home is a perfect choice for growing families, offering over 2,500 sqft of living space. Upon entering, you're greeted by an inviting entrance hall that leads to two generously proportioned reception rooms, ideal for both formal and informal living. The extended kitchen/dining area is a true highlight, providing a perfect space for family meals, with French doors opening to the garden for seamless indoor-outdoor living. The kitchen is well-equipped with a range of modern appliances and a convenient utility room nearby for added practicality.

On the first floor, there are four well-sized bedrooms, including a primary bedroom suite with en-suite shower room. There are three further bedrooms and family bathroom. The second floor landing leads to a spacious attic conversion with land with superb guest bedroom with velux windows, en-suite bathroom and there is further useful storage in the roof space.

Outside, the well-maintained garden features a paved patio area, perfect for summer entertaining, and a large lawn for children to play. The property also includes ample off-road parking and a detached double garage.







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The Location

Manor Road is located in the desirable Littleover Village, known for its welcoming community and excellent local amenities. You'll find Insomnia coffee shop, a petrol station, and a well-stocked supermarket close by, offering everyday convenience. Kingsway Retail Park is just a short drive away, providing a wide range of shopping options.

The property is also close to excellent schooling and is just a short distance from The Royal Derby Hospital, making it ideal for both families and healthcare professionals. Transport links are excellent, with quick access to the A38 and A50, leading to the M1 motorway, and regular bus services along Burton Road to Derby City Centre.

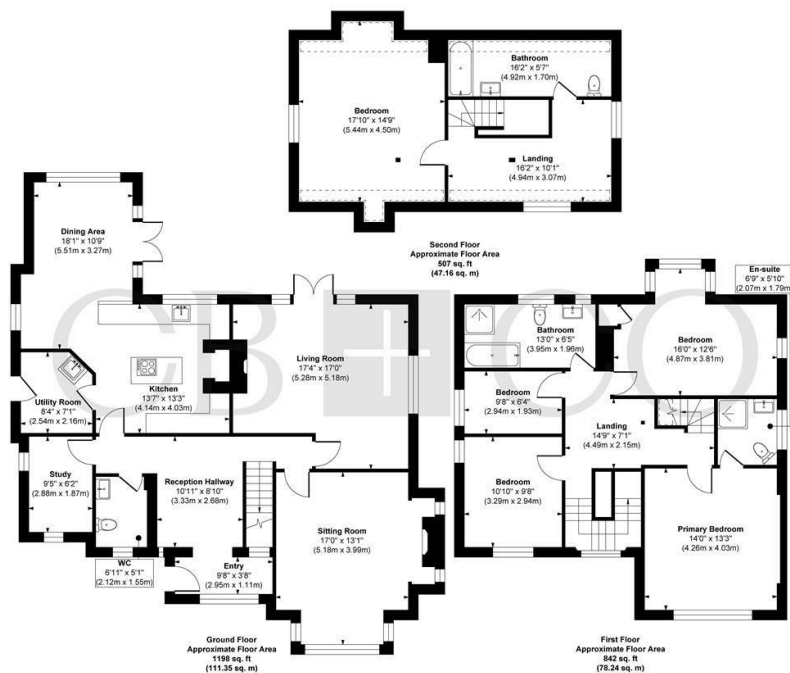
For outdoor enthusiasts, local attractions include King George V playing fields and Littleover Tennis Club. Mickleover Golf Club, with its superb facilities and social clubhouse, is also nearby, offering a great option for golf lovers. This vibrant village, surrounded by green spaces, is well-connected and offers a perfect blend of convenience and community.







Manor Road, Derby



Approx. Gross Internal Floor Area 2547 sq. ft / 236.75 sq. m

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

Produced by Elements Property

The Particulars

- Most Spacious Five Bedroom Detached Family Home
- Set Within A Generous Plot Of Approximately A Third Of An Acre
- Located In The Desirable Area close to Littleover Village Centre
- Offering Over 2,500 Square Feet Of Living Space
- Ideal For Larger Families Seeking Comfort And Functionality
- Two Large Reception Rooms And Extended Kitchen/Dining Area
- Separate Utility Room For Added Practicality
- Top Floor Master Suite With Private Bathroom
- Landscaped Garden And Ample Off Road Parking
- Excellent Proximity To Local Amenities, Schools, And Transport Links

Size

Approx 2547.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

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Let's *Talk*

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