

CURRAN
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Blagreaves Lane, Littleover
£950 PCM



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



Located on Blagreaves Avenue, this semi-detached chalet-style bungalow sits on a generous, well-screened plot, offering a high level of privacy while remaining well-connected to local amenities. The property is arranged over two levels, with practical internal space and a thoughtful layout that lends itself well to a range of lifestyles.

Entry is via a central hallway, which leads through to a bay-fronted lounge positioned at the front of the home. At the rear, the kitchen features matching wall and base units, space for appliances, and houses the central heating boiler. A staircase from this space leads to a loft room that functions well as a third bedroom or flexible additional space.





There are two further bedrooms on the ground floor, along with a well-finished modern bathroom that includes a panel bath, rainfall shower, vanity unit, washbasin, WC and mirrored cabinet. The home is equipped with double-glazed windows and gas central heating throughout, supporting year-round comfort.



The rear garden is a key feature of the property—mature, sizeable, and private, it provides ample space for children to play and a patio area ideal for outdoor dining or quiet time outdoors. To the front, a driveway offers off-road parking for multiple vehicles.





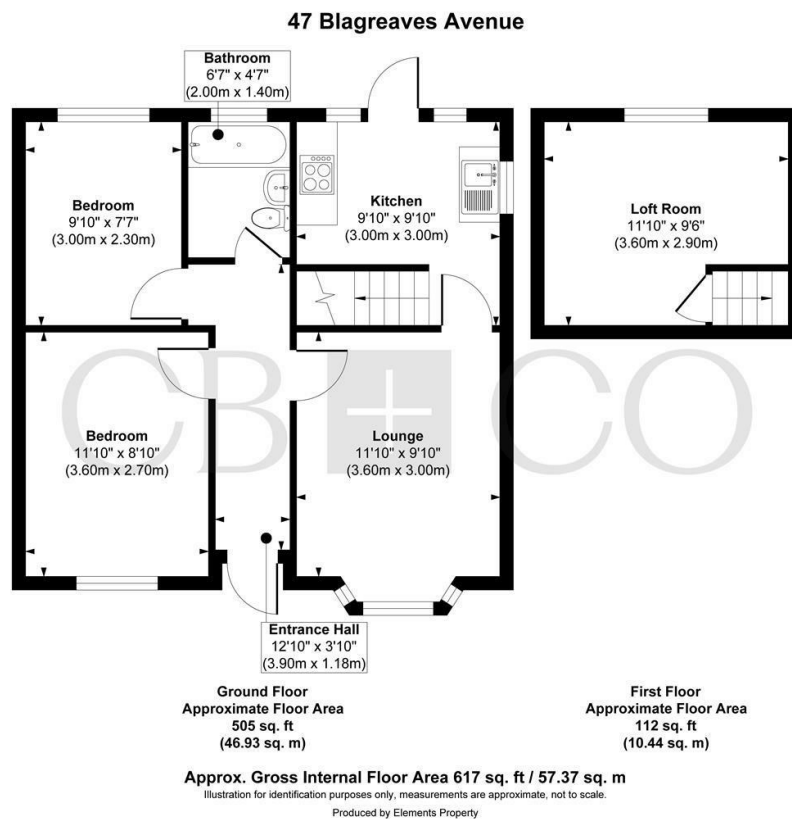
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The location is convenient for daily life, with shops along Blagreaves Lane within easy reach. Derby Moor School is within walking distance, and larger employers such as Rolls-Royce, Toyota, and the Royal Derby Hospital are all accessible, making this a practical option for working professionals and families alike.

A well-balanced rental home offering generous outdoor space, flexible living, and excellent local connections.







The Particulars

- Situated On Blagreaves Avenue In A Well-Connected Residential Area
- Semi-Detached Chalet-Style Bungalow Set On A Generous, Private Plot
- Bay-Fronted Lounge Positioned At The Front Of The Property
- Kitchen With Matching Wall And Base Units And Space For Appliances
- Loft Room Ideal As Third Bedroom Or Flexible Additional Space
- Two Ground Floor Bedrooms And A Stylish Modern Bathroom
- Mature Rear Garden With Lawn And Patio Area For Outdoor Enjoyment
- Driveway Parking For Multiple Vehicles At The Front
- Walking Distance To Schools, Shops, And Major Employers Like Rolls Royce
- Available For Immediate Occupancy

Size

Approx 617.00 sq ft

Energy Performance Certificate (EPC)

Rating E

Council Tax Band

B

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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