

CURRAN  
BIRDS  
+ CO



Merton Drive, Derby,  
DE22 4JJ  
£1,400pcm

CURRAN BIRDS + CO

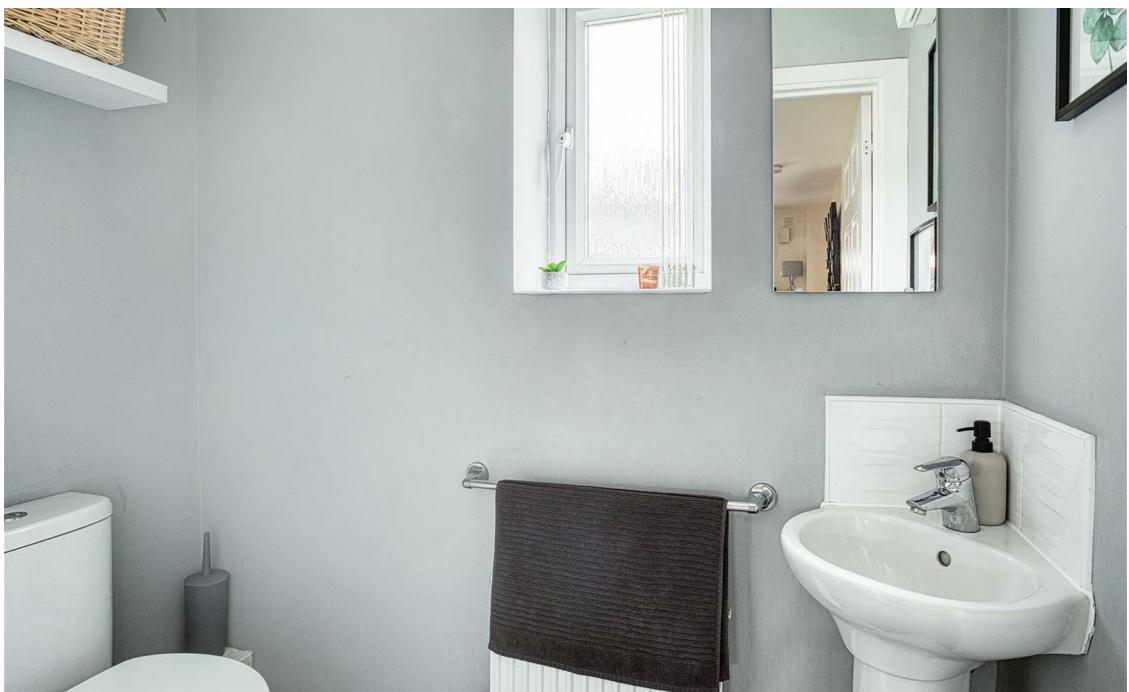


Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



A beautifully presented and thoughtfully maintained detached family home, occupying a generous plot within a popular residential location. This modern property offers spacious and versatile accommodation, including a dual-aspect lounge, a contemporary fitted kitchen with French doors opening onto the garden, and three well-proportioned bedrooms. With off road parking, a detached garage, and well kept gardens, the home is ideal for families or professional tenants seeking comfort, space and excellent connectivity.









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## The *Particulars*

- Beautifully Presented Modern Detached Family Home
- Spacious Dual Aspect Lounge With French Doors To Garden
- Contemporary Fitted Kitchen Diner
- Three Generously Proportioned Bedrooms Including En Suite
- Modern Family Bathroom Plus Master En Suite Shower Room
- Gas Central Heating And uPVC Double Glazing Throughout
- Off Road Parking For Multiple Vehicles Plus Detached Garage
- Well Maintained Front And Rear Gardens With Patio Seating
- Convenient Location Close To Schools Amenities And Transport
- Excellent Road Links Via A38 A50 And M1 Motorway Access

### Size

Approx 958.00 sq ft

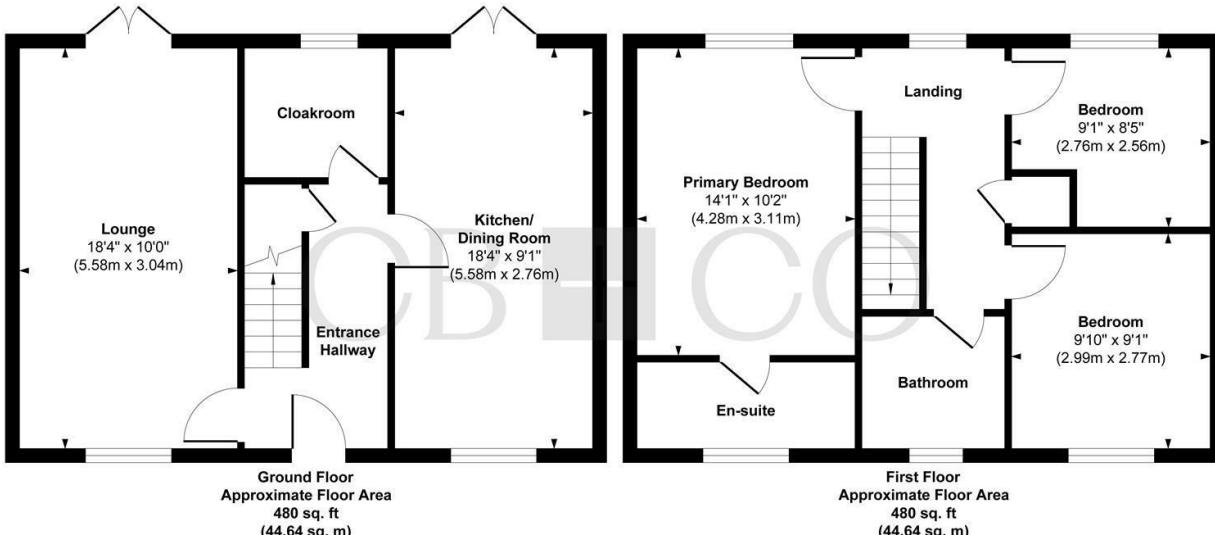
*Energy Performance Certificate (EPC)*

Rating C

*Council Tax Band*

D

**Merton Drive, Derby, DE22 4JJ**



# CURRAN BIRDS CO

The logo consists of the company name 'CURRAN BIRDS CO' in a large, white, serif font. To the left of the word 'CURRAN' is a white square containing a black plus sign (+).

*Let's Talk*

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