

CURRAN
BIRDS
+ CO

4, DE3
£425,000



CURRAN BIRDS + CO

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



STYLISH FAMILY HOME IN MICKLEOVER COUNTRY PARK – An extended and beautifully presented four bedroom detached family home, located within the highly desirable Mickleover Country Park development. This property offers over 1500 square feet of living accommodation and benefits from a superb open plan garden room extension off the kitchen with access to the delightful landscaped rear garden with porcelain paved patio areas and lawn.

This beautifully presented four-bedroom detached residence that perfectly balances contemporary design with practical family living. This beautifully maintained home features a stylish living room with french doors to the rear garden, family room and superb open plan kitchen with garden room extension with velux windows and french doors. The kitchen, complete with integrated Bosch appliances and a granite-effect breakfast bar, serves as the social heart of the home.

The spacious first floor landing leads to four well proportioned bedrooms and a contemporary family bathroom. The most spacious primary bedroom offers built in wardrobes and en-suite shower room.

Externally the property offers ample off-road parking leading to a single integral garage and there is a delightful landscaped garden to the rear.





The Detail

This extended and beautifully appointed and four-bedroom detached home is set across two well-considered floors and offers over 1500 square feet of stylish accommodation, set within the highly sought after Mickleover Country Park development.

Upon entry, the home welcomes you with warm oak effect flooring, a wall-mounted security system, and access to all principal ground-floor rooms. A separate family room to the front provides a versatile space for children, guests, or working from home, while the main living room is centred around a marble fireplace and enjoys views onto the garden via a box style bay window and French doors leading to the rear garden.

The contemporary kitchen blend offers grey panelled cabinetry, granite-effect laminated worktops, and a suite of integrated Bosch appliances including oven, grill, microwave, and dishwasher. A ceramic tiled floor, display cabinet, and wine rack complete this well-equipped space. Adjoining the kitchen, the brick-built garden room provides a seamless extension, enhanced by an insulated roof, LED lighting, and Velux glazing – perfect for relaxing or entertaining.

Upstairs, the primary bedroom includes built-in wardrobes, triple arched windows and en-suite shower room. Bedroom two also features fitted wardrobes, while bedrooms three and four are generously proportioned and enjoy rear-facing aspects. The family bathroom is finished to a high specification, complete with a modern suite, chrome rain shower, and full porcelain tiling.

Externally, to the front there is a double-width driveway, single integral garage with internal access and low maintenance front garden with purple slate and rockery stones. A true feature of this home is the recently landscaped rear garden featuring porcelain patio zones, lawned area and fenced boundary for privacy.





CURRAN BIRDS + CO

The Location

Mickleover Country Park is one of Derby's most sought-after residential areas, offering an appealing mix of green spaces, quality homes, and strong community spirit. Residents benefit from exclusive access to Pastures Golf Club, located within the estate itself—ideal for those who enjoy outdoor leisure and a tranquil setting.

Mickleover Village is just a short distance away and provides a wide range of amenities, including Exertion Gym, dedicated yoga studios, and several dining options. Notable local favourites include The Binary for modern dining and The Hole in the Wall, a characterful pub serving a good selection of cask ales.

The property falls within the John Port Spencer Academy catchment area.

With the Royal Derby Hospital, Derby University, and major transport routes like the A38 and A50 all within easy reach, this is a location that delivers convenience, lifestyle, and community in equal measure.









Approx. Gross Internal Floor Area 1722 sq. ft / 160.06 sq. m

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

Produced by Elements Property

The Particulars

- Extended Four Bedroom Detached Family Home
- Set within the sought after Mickleover Country Park Development
- Spacious Accommodation of over 1500 Square Feet - Stylish Presentation
- Entrance Hallway, WC, Family Room & Stylish Living Room
- Well Appointed Kitchen with Open Plan Access to Extended Dining/ Garden Room
- Four Bedrooms, En-Suite Shower Room & Contemporary Family Bathroom
- Driveway, Single Integral Garage & Delightful Landscaped Gardens
- Close to Excellent Local Shops & Amenities
- Easy Access to the Royal Derby Hospital
- John Port School Catchment Area

Size

Approx 1560.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

E

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.

© Curran Birds + Co 2024 All rights Reserved