



CURRAN  
BIRDS  
+ CO

Harper Drive  
Mickleover, Derby  
£250,000





# CURRAN BIRDS + CO

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



STYLISH HOME - IDEAL FIRST TIME BUY - A most stylish, three bedroom semi-detached home, set in the highly sought after Four Acres development on the edge of the Mickleover. Built by Barratt Homes in 2018, this property has been presented to a most stylish standard and fitted with contemporary fittings throughout. Located within easy reach of local amenities, schools, and transport links, this home is perfectly suited for a first time buyer, professional couple or young family.

This superb modern home offers a great layout and features: entrance hallway, downstairs wc, stylish lounge with dual aspect windows, spacious contemporary dining kitchen with french doors leading to the rear garden. Upstairs, the first floor landing leads to three bedrooms and contemporary bathroom. The primary bedroom has an en-suite shower room.

Outside, the property has a block paved driveway for two cars and an enclosed rear garden that has been landscaped with an indian sandstone paved patio area with lawn and raised level planting beds.









### The Detail

A stylish and characterful semi-detached home, built by Barratt Homes in 2018, situated within the highly sought-after Four Acres development on the edge of Mickleover.

The entrance hallway provides access to the living room and downstairs WC, with stairs leading to the first-floor landing. The spacious living room features windows to the front and side elevations, allowing plenty of natural light. The open-plan kitchen and dining area is fitted with high-gloss units with chrome handles, a laminated wood-effect work surface, and integrated appliances including an electric oven and fridge freezer, with space and plumbing for a washing machine. French doors open onto the enclosed rear garden, which includes a patio area, lawn, and fenced boundaries.

Upstairs, the primary bedroom benefits from an en suite shower room with a white three-piece suite comprising a WC, wash basin with chrome mixer tap, and shower. A well-proportioned second bedroom overlooks the rear garden, while the third bedroom faces the front. The contemporary family bathroom features a white three-piece suite with a wash basin, low-level WC, and bath with tiled splashbacks. Additional features include gas central heating and double glazing throughout.



Outside, the double-width block-paved driveway provides off-road parking for two vehicles, with gated side access leading to the enclosed rear garden. The garden is attractively landscaped with an Indian sandstone patio, lawn, and raised planting beds.









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## The Location

Mickleover Village centre provides everything you need, from everyday essentials at Tesco Supermarket, Boots Pharmacy, and Sainsbury's Local to premium grocery options at M&S Food.

When it comes to dining, The Binary offers a relaxed setting, while Hole in The Wall is a favourite for craft beer enthusiasts. For a leisurely coffee, Java Coffee shop offers expertly brewed drinks in inviting spaces, perfect for catching up with friends.

Beyond its excellent amenities this property is close to Mickleover Golf Course and Exertion Gym, catering to both golfers and fitness lovers. Families will appreciate having highly regarded independent schools nearby, including Derby Grammar School and Derby High School, offering excellent educational opportunities.

With seamless transport links via the A516 and A38, accessing Derby city centre and beyond is effortless. Whether enjoying the privacy of this exclusive development or exploring the vibrant local scene.





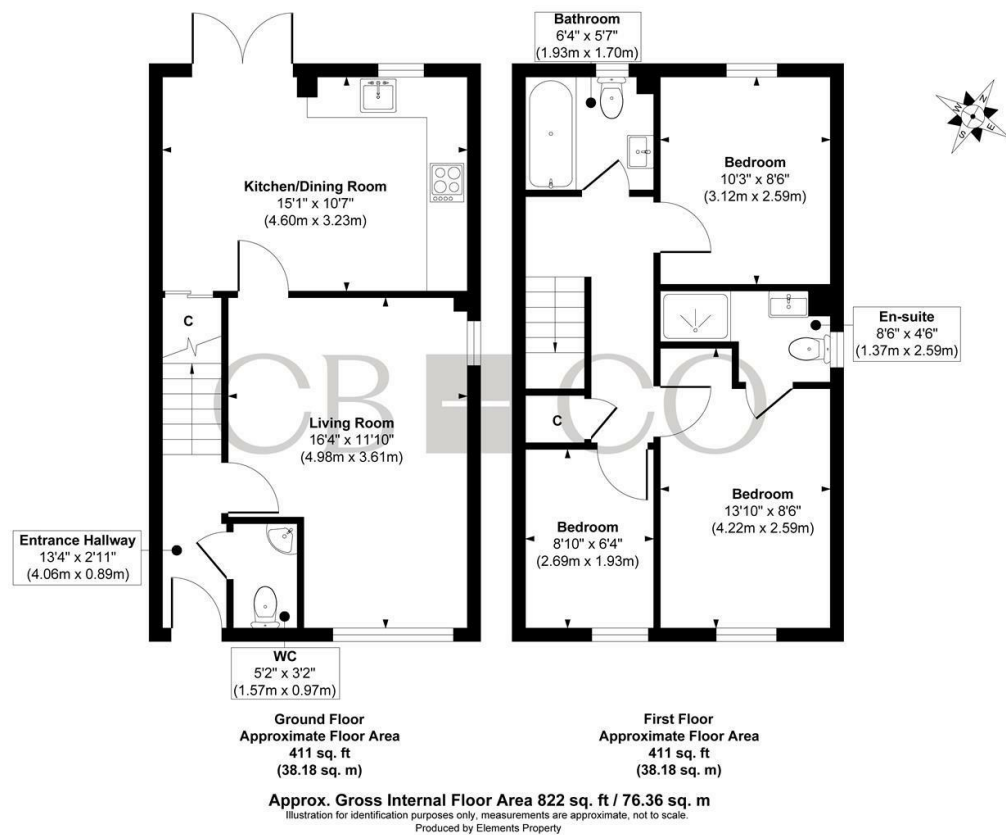








## Harper Drive, Mickleover, Derby



## The Particulars

- Stylish Modern Semi-Detached Home
- Built by Barratt Homes in 2018 - NHBC Guarantee Remaining
- Ideal for Young Professionals, Family or First Time Buyer
- Bought after Four Acres Estate on Edge of Mickleover
- Entrance Hallway, WC & Stylish Living Room
- Spacious Open Plan Dining Kitchen with French Doors to Rear Garden
- Three Bedrooms, Contemporary Bathroom & En-Suite Shower Room
- Driveway for Two Cars & Enclosed Rear Garden
- Close to First Class Village Amenities & Shops
- John Port Spencer Academy Catchment

### Size

Approx 822.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

C



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Let's *Talk*

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