



CURRAN BIRDS CO

Bakewell Close
Mickleover, Derby
Offers in excess of: £300,000

CURRAN BIRDS + CO

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



EXCITING POTENTIAL & LARGE GARAGE - Offered for sale with no onward chain, this detached three-bedroom home provides well-maintained accommodation with excellent scope for future enhancement and extension (subject to planning consent) This property enjoys a delightful end-of-cul-de-sac position close to Mickleover's first-class local amenities, as well as Ravensdale Primary School and Murray Park School. The property is also ideally situated for convenient access to the Royal Derby Hospital.

The accommodation comprises : entrance hallway, a bright open-plan lounge flowing through to a dining area, and a spacious conservatory that offers additional utility space, along with a downstairs WC. To the first floor, there are three well-proportioned bedrooms, bathroom and a separate WC.

Outside, the standout feature is the generous and private mature rear garden. To the front, the driveway provides parking for two vehicles and leads to a wide, tandem, brick-built garage/workshop.





The Detail

The entrance hallway includes inset glazing and a recessed area, leading into the main ground floor rooms. The lounge features a large ePVC window drawing in natural light and is complemented by a stone fireplace with an inset pebble electric fire. An archway leads into the dining room, which includes coving, a rear aspect window and a door into the conservatory. This additional space provides plumbing for laundry appliances, room for extra refrigeration and a WC, together with access to the rear garden.

The kitchen is fitted with solid wood units, roll-edge worktops, a mixer-tap sink and space for an under-counter fridge and dishwasher, along with a side door to the outdoors.

Upstairs, the landing offers access to the loft and serves three bedrooms, each with built-in storage. The bathroom features a panel bath with electric shower and vanity unit, complemented by a separate WC.

Externally, the tandem brick-built garage/workshop is equipped with power, lighting and hot and cold water, providing valuable flexibility. The mature rear garden is generously sized, with well-established hedge boundaries, planted borders, a lawn, patio and a greenhouse, offering strong potential for those seeking outdoor space.







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The Location

Set within a well-established part of Mickleover, the property sits close to a local primary school and benefits from easy access to the Great Northern Greenway, offering a popular route for walking, running and cycling. The village provides a strong range of amenities, including Exertion Gym, Brooks Wine Bar, The Binary, and The Hole In The Wall, each contributing to the area's lively yet welcoming feel. Everyday essentials are well catered for with a Tesco supermarket, a Boots pharmacy, and a selection of independent shops and services.







The Particulars

- Three Bedroom Detached Home with Exciting Potential
- Generous Plot - Set in Delightful Cul-de-Sac Position
- Potential for Extension (Subject to Planning Consent)
- Entrance Hallway, Fitted Kitchen & Downstairs WC
- Lounge with Open Plan Access to Dining Area & Large Conservatory
- Three Bedrooms, Bathroom & Separate WC
- Driveway for Two Cars & Tandem Brick-Built Garage/Workshop
- Generous Private Mature Rear Garden
- Close to First Class Local Amenities
- No Chain Involved

Size

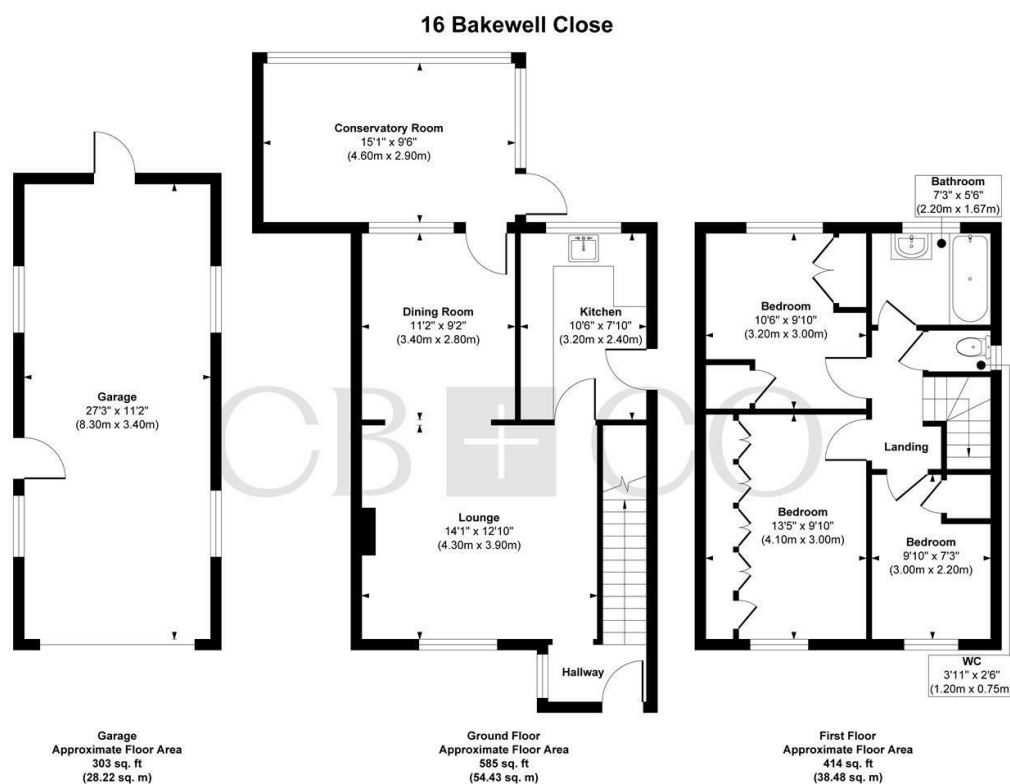
Approx 1302.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C



Approx. Gross Internal Floor Area 1302 sq. ft / 121.13 sq. m

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

Produced by Elements Property

CURRAN BIRDS + CO

Let's *Talk*

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