

CURRAN  
BIRDS  
CO



Michelle Close,  
Stenson Fields, Derby  
£132,500



CURRAN BIRDS + CO

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



IDEAL FIRST TIME BUY - A ready to move into modern one double bedroom mid townhouse, located within this most convenient cul-de-sac location, close to excellent local shops and amenities at the Asda District Centre. The property was originally designed as a two bedroom property but has been thoughtfully remodelled to a one bedroom layout and has recently been redecorated and refreshed and has been improved with the installation of new carpets and flooring. The property would be ideally suited to the first time buyer, investor or person looking to downsize.

The accommodation has electric heating, uPVC double glazing and in brief comprises: entrance hallway, living room and well appointed kitchen with access to the rear garden. Upstairs, the first floor landing leads to a spacious double bedroom and bathroom.

Outside, there is a driveway to the front of the property with space for one car and there is an enclosed garden to the rear.





## The Detail

Accessed via a double-glazed front door, the property opens into a welcoming entrance hallway, with a panelled door leading into the living/dining room.

The property has just been redecorated throughout in a tasteful neutral theme and benefits from new carpets and flooring, creating a fresh and move-in ready home.

The bright and spacious open-plan living area features a staircase rising to the first floor. A recently refitted carpet adds a fresh feel, complemented by a wall-mounted electric storage heater and a double-glazed window to the front elevation. An internal doorway leads through to the kitchen.

The kitchen is well-appointed with beech-effect units and brushed stainless steel handles, along with roll-edged laminated work surfaces and ceramic tile splashbacks. It includes an integrated electric oven, electric hob with extractor over, and space with plumbing for an automatic washing machine, which is included in the sale. The room is finished with wood-effect flooring and benefits from a double-glazed window to the rear, an understairs storage cupboard, and a door providing direct access to the rear garden.



Upstairs, the landing benefits from windows to both the front and rear elevations and provides access to a spacious double bedroom, bathroom, and a useful storage cupboard built over the stairwell. There is also loft access and a wall-mounted electric heater.

The bedroom is a generously sized double room, offering comfortable accommodation with useful storage cupboard and wall-mounted electric heater.

The bathroom is fitted with a white three-piece suite comprising a pedestal wash basin, low-level WC, and a panelled bath with an electric shower over. It is finished with ceramic tiled splashbacks, wood-effect flooring, and an obscure-glazed uPVC window to the rear.

Outside, the property benefits from an allocated parking space for one vehicle located directly in front.

To the rear, there is an enclosed garden with fenced boundaries, mainly laid to lawn with planting beds and a timber-framed shed. This garden offers exciting potential for landscaping and improvement.





CURRAN BIRDS + CO

## The Location

Michelle Close is perfectly situated in the popular Stenson Fields area, offering excellent transport links and easy access to local amenities. The property is within close proximity to the Asda shopping centre, providing all essential conveniences, while the nearby Stenson Bubble and Canal Sidewalks offer peaceful spots for outdoor enjoyment.

Families will appreciate the choice of good local schools, and the location offers excellent road access to major routes, including the A38, connecting to Derby city centre and the M1 motorway. The area is well-positioned for those working at major local employers such as Rolls-Royce and Toyota.

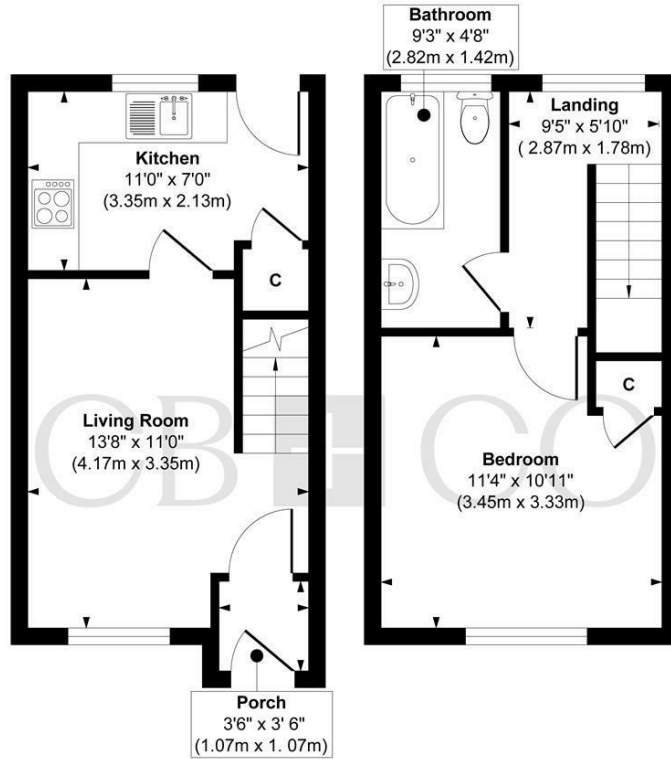
For leisure, Mercia Marina is just a short drive away, offering a vibrant selection of boutique shops, a variety of dining options, including the highly regarded Lotus Indian Restaurant, and a bar for relaxing evenings out. Whether you enjoy shopping, dining, or simply taking in the stunning waterside views, Mercia Marina provides an excellent spot to unwind.







**Michelle Close, Stenson Fields, Derby**



**Ground Floor**  
 Approximate Floor Area  
 236 sq. ft  
 (21.92 sq. m)

**First Floor**  
 Approximate Floor Area  
 231 sq. ft  
 (21.46 sq. m)

**Approx. Gross Internal Floor Area 467 sq. ft / 43.38 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

*The Particulars*

- Beautifully Appointed One Bedroom Mid Townhouse
- Ideal First Time or Investment - Ready to Move Into
- Recently Redecorated to a Tasteful Neutral Theme & New Carpets
- Electric Heating & Double Glazing
- Entrance Hall, Living Room, Well Appointed Kitchen
- One Double Bedroom, Bathroom (Previously Two Bedroom Layout)
- Driveway for One Car, Enclosed Garden
- Close to Shops & Amenities at Asda District Centre
- Easy Access to Rolls Royce
- No Upward Chain Involved

*Size*

Approx 467.00 sq ft

*Energy Performance Certificate (EPC)*

Rating

*Council Tax Band*

A

# 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