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157, DE3  
£285,000



# CURRAN BIRDS + CO

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



CONTEMPORARY STYLED HOME WITH GENEROUS DRIVEWAY & DETACHED GARAGE - A beautifully presented three bedroom semi-detached home, that has undergone a comprehensive scheme of improvement and been appointed to a quality specification. This property would be ideally suited to professionals or a young family is well positioned for access to the Royal Derby Hospital and Mickleover's first class range of local amenities and is located just a short walk away from Silverhill Primary School.

The property offers a generous corner plot with extensive driveway and large detached garage. The property occupies a delightful position overlooking an open green space and benefits from a corner plot position, offering exciting potential for extension (subject necessary planning being obtained)

In brief the accommodation comprises: entrance porch with open plan access to hallway, stylish lounge with bay window, superb contemporary open plan dining kitchen with Neff integrated appliances and patio door leading to the rear garden. The first floor landing gives access to two generous double bedrooms, single bedroom and stunning contemporary bathroom.

Outside, the property also benefits from a delightful enclosed low maintenance rear garden with resin stone patio seating area, artificial lawn and decked seating area.





### The Detail

This beautifully presented semi-detached property has undergone a comprehensive renovation in recent years, creating a high-quality, design-led home that blends modern living with thoughtful detailing. Entry is via a composite door into a welcoming porch with grey wood grain flooring and recessed LED lighting. The open-plan ground floor is anchored by a contemporary staircase with glass inserts, while the sitting room features a recessed media wall with built-in shelving, inset LED lighting, a cast iron ethanol burner, and oak beam detail. A bay window brings added light to the front elevation.

The kitchen, fitted by Benchmark Kitchens in 2021, is finished with grey panelled units, quartz composite worktops, metro-tiled splashbacks and black hardware. Integrated Neff appliances include ovens, an induction hob, and dishwasher, all set beneath stainless steel extraction. Double doors open to the rear garden, creating a seamless indoor-outdoor flow.

Upstairs are three well-proportioned bedrooms and a stylish bathroom featuring pewter finish fittings, glazed shower screen, built-in shelving and LED downlighters. The primary bedroom includes a built-in wardrobe, while the second overlooks school playing fields to the rear.

Externally, the home offers a generous driveway, detached garage with power and light, and a carefully designed rear garden with resin stone seating area, timber decking, raised planting beds and artificial grass - all enclosed within private fence panel boundaries.





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### The Location

Ladybank Road is ideally situated within the sought-after Mickleover area, offering close proximity to essential local amenities including shops, cafes, and pubs. The property is within the catchment area for John Port School and is just a short drive to the Royal Derby Hospital, making it a prime location for both families and professionals.

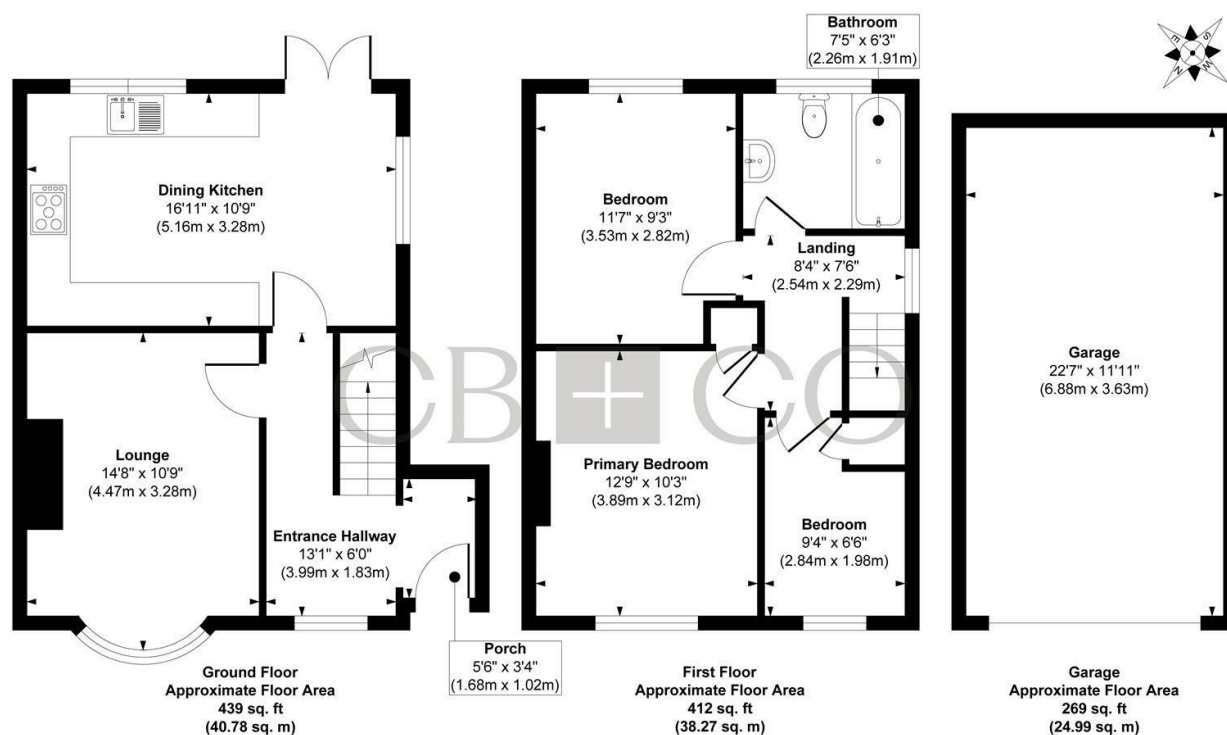
The property also benefits from easy access to Mickleover Golf Club and other recreational facilities, as well as excellent transport links to Derby city centre and surrounding areas. With a range of local parks, schools, and transport routes nearby, this location is ideal for those seeking convenience and connectivity.







## Ladybank Road, Mickleover, Derby



## The Particulars

- Superb Contemporary Chalet Style Semi-Detached Home
- Comprehensively Upgraded - Stylish Contemporary Fittings
- Corner Plot Position - Generous Driveway & Large Detached Garage
- Entrance Hallway & Lounge with Bay Window
- Stunning Contemporary Dining Kitchen with Integrated Appliances
- Three Bedrooms & Contemporary Bathroom
- Superb Low Maintenance Landscaped Rear Garden with Artificial Lawn
- Close to Excellent Local Shops & Amenities
- Close to Local Primary School - John Port School Catchment Area
- Easy Access to the Royal Derby Hospital

### Size

Approx 831.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

B

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Let's *Talk*

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