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Sandpiper Lane  
Mickleover Country Park  
£635,000



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



BEAUTIFUL EDGE OF ESTATE LOCATION - A beautifully presented and upgraded four double bedroom detached family home, built by Redrow, offering style and character in a highly sought-after cul-de-sac location within Mickleover Country Park. This exceptionally spacious home benefits from generous room proportions throughout and has been finished in a tasteful neutral décor with stylish contemporary fittings.

The accommodation briefly comprises a spacious reception hallway, downstairs WC, study, generous living room, dining room, superb open-plan living dining kitchen, and a separate utility room. To the first floor, a spacious landing leads to four well-proportioned double bedrooms and a stylish contemporary shower room. The impressive primary bedroom suite features a walk-in wardrobe and a stunning contemporary four-piece bathroom suite, while the second double bedroom also benefits from en-suite facilities.

Externally, the property enjoys a double-width block-paved driveway with gated access to the enclosed rear garden, which backs onto open fields. The garden features a lawned area, paved patio, and a variety of mature trees and shrubs.





## The Detail

Nestled on the highly sought-after Sandpiper Lane, on the edge of Mickleover, this exceptional four double bedroom detached family home offers an impressive blend of contemporary design, spacious living and high-quality finishes throughout.

The welcoming reception hall features porcelain tiled flooring and a staircase rising to the first-floor landing, with engineered oak doors leading to the principal reception rooms. The spacious sitting room enjoys a feature bay window fitted with bespoke plantation shutters, complemented by a stylish gas fireplace with a marble surround. A versatile study/games room provides flexible additional living space, while the separate dining room/snug offers an ideal setting for both entertaining and relaxation.

Undoubtedly the heart of the home is the superb open-plan dining kitchen, beautifully appointed with cream high-gloss units, integrated Neff appliances, a wine cooler and breakfast bar. Herringbone flooring flows seamlessly throughout the space and into the dining area, where French doors open onto the rear garden. A useful utility room provides additional storage and internal access to the integral double garage.



To the first floor, the generous landing leads to four well-proportioned bedrooms and a stunning contemporary shower room. The impressive primary suite benefits from a walk-in dressing room and a luxurious four-piece en-suite bathroom, while bedroom two also enjoys en-suite facilities.

Externally, the property is set behind a double-width block-paved driveway leading to the integral double garage. The enclosed rear garden features a generous lawn, mature trees and delightful open views, creating a superb outdoor space ideal for family life and entertaining alike.





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## 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.

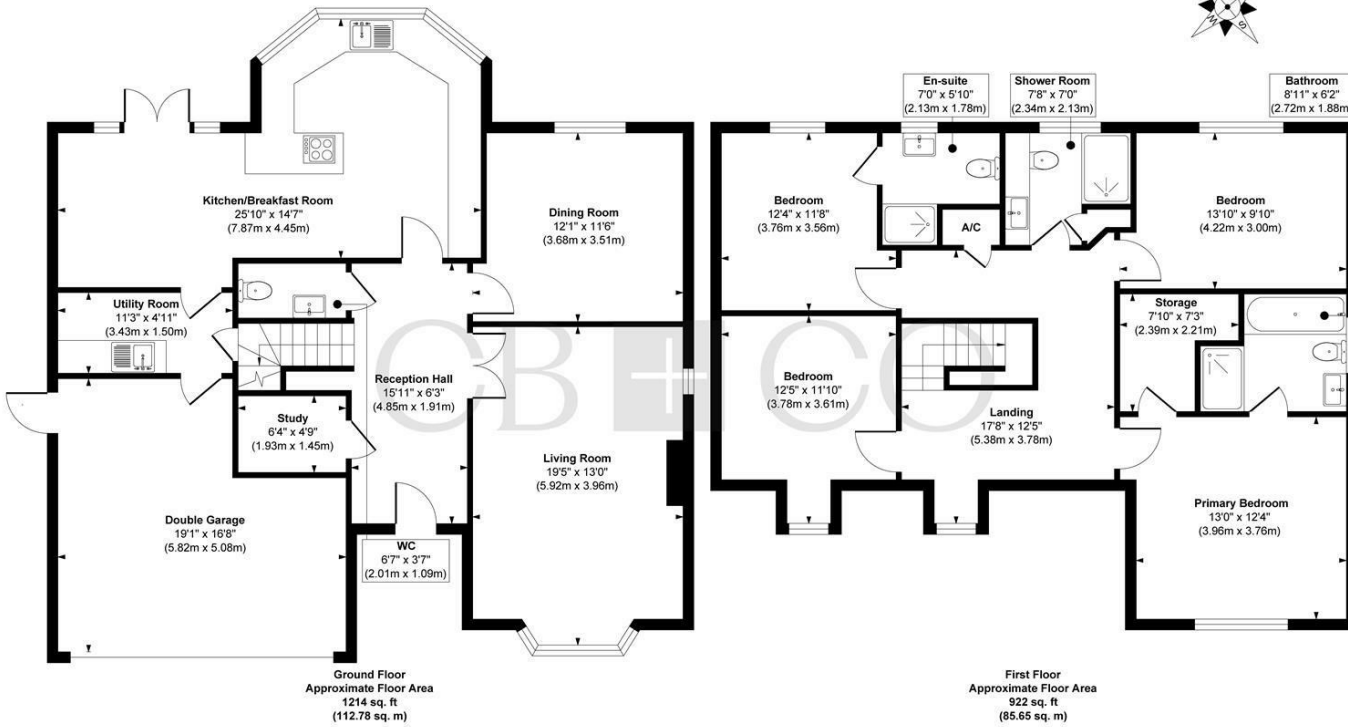
With the Royal Derby Hospital, Derby University, and major transport routes like the A38 and A50 all within easy reach, this is a location that delivers convenience, lifestyle, and community in equal measure.







**Sandpiper Lane, Mickleover Country Park, Derby**



**Approx. Gross Internal Floor Area 2136 sq. ft / 198.43 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## The Particulars

- Most Spacious Redrow Built Four Double Bedroom Detached Family Home
- Beautiful Edge of Estate Location - Highly Sought after Location
- Around 2100 Square Feet and Includes Double Garage
- Reception Hallway, WC, Spacious Living Room, Dining Room & Study
- Superb Open Plan Living Dining Kitchen & Utility Room
- Four Double Bedrooms, Two En-Suites & Superb Contemporary Shower Room
- Primary Bedroom Suite with Walk in Wardrobe & Contemporary Four Piece En-Suite
- Block Paved Driveway, Double Integral Garage & Enclosed Rear Garden
- Edge of Mickleover - Easy Access to First Class Local Amenities
- John Port School Catchment Area

### Size

Approx 2136.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

F

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*Let's Talk*

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