

CURRAN
BIRDS
+ CO

7, DE65
£450,000



CURRAN BIRDS + CO

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



SUPERB EDGE OF ESTATE POSITION - A truly immaculate modern detached family home, offering a most stylish level of presentation and one of the best edge of estate locations within this highly sought after development. This property really does offer an exceptional standard of living with a most stylish standard of presentation and was built by Bloor Homes to a quality specification in 2018 and has the benefit of an NHBC guarantee remaining.

This property offers a superb layout and includes a beautiful entrance hallway, wc, study/play room and most stylish living room with french doors leading to the rear garden. There is a superb open plan dining kitchen which offers stylish contemporary units with dining island and french doors leading to the rear garden. The first floor landing leads to four well proportioned bedrooms and a contemporary four piece bathroom. The spacious primary bedroom has built in wardrobes and a contemporary en-suite shower room.

Outside, the property has a driveway with space for around four cars and detached single garage. There is also delightful south west facing landscaped garden.





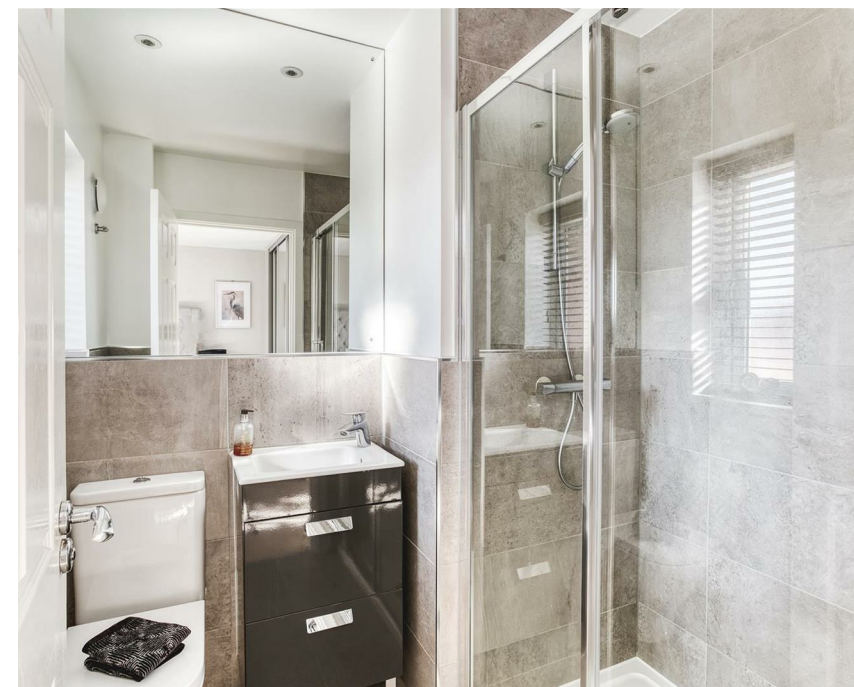
The Detail

This truly immaculate modern detached family home offers a most stylish level of presentation and one of the best edge-of-estate locations within this highly sought-after modern development on the edge of this beautiful South Derbyshire village. Built to a high specification by Bloor Homes in 2018, the property delivers an exceptional standard of living with well-designed spaces and ample storage throughout.

You enter the property through a composite entrance door into the beautiful hallway with feature wallpaper, a staircase leading to the first floor, and doors off the hallway leading to a contemporary WC and a useful utility cupboard with appliance space and a built-in worktop. There is also access to a study, currently used as a playroom. The stylish and spacious living room is located at the rear of the property, complete with French doors leading to the rear garden and side panel windows, creating a bright and airy atmosphere.

The stunning open-plan kitchen and dining area is the heart of the home, featuring contemporary high-gloss white units, slate-effect work surfaces, and an island with a built-in bookshelf—perfect for entertaining. Bosch integrated appliances, including a fridge, freezer, dishwasher, and induction hob, add to the property's modern appeal. Velux windows ensure the space is flooded with natural light, enhancing the already spacious feel.

Upstairs, the primary bedroom offers built-in mirrored wardrobes and a well-appointed en-suite bathroom with contemporary chrome fixtures. The remaining three bedrooms are generously sized, with Bedroom Two benefiting from built-in wardrobes. Throughout the home, well-planned storage solutions ensure a clutter-free and practical living environment. The family bathroom





CURRAN BIRDS + CO

The Location

Cook Drive is ideally situated on the edge of the beautiful South Derbyshire village of Etwall, a charming village with all the essential amenities for modern living. The village offers a local shop, a post office, and several pubs, ensuring there are plenty of places to socialise and unwind. Families will appreciate the proximity to John Port School, which boasts a leisure centre with a gym, swimming pool, and a range of fitness classes. For those who enjoy outdoor activities, the Old Great Northern Railway cycle path offers a fantastic route for keen cyclists, walkers, and runners, extending all the way to Hilton and Mickleover.

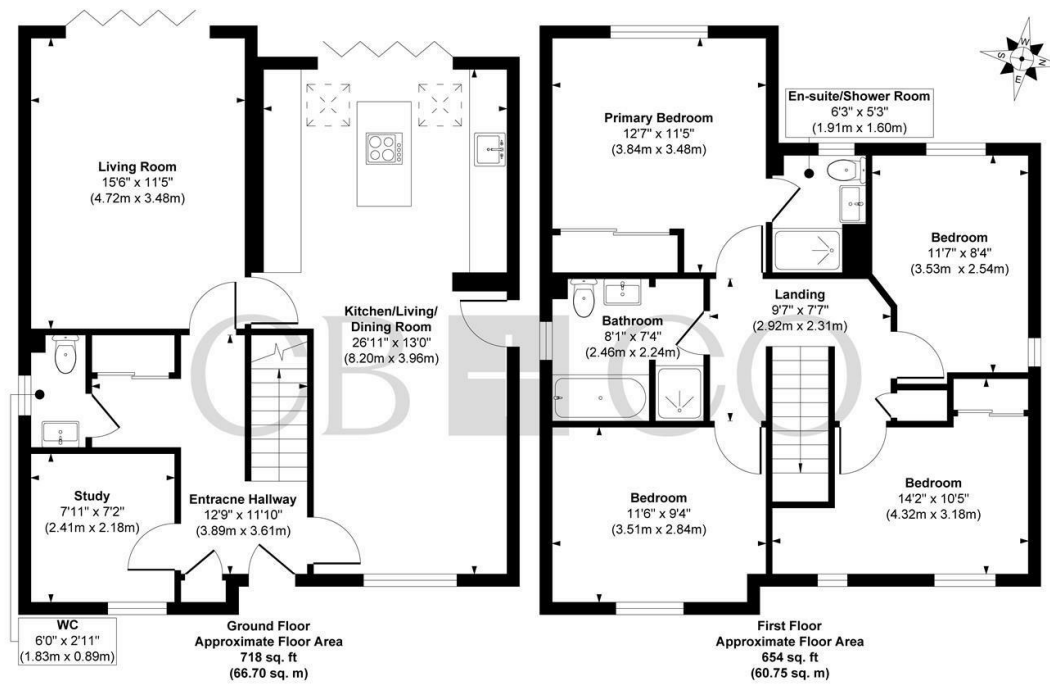
The property is also well-placed for those commuting to nearby employment hubs, including Toyota, which is within easy reach, making it an ideal location for professionals working there. Additionally, the property benefits from excellent road links, with swift access to the A50, A38, and M1, providing convenient routes to Derby city centre and beyond. Whether you're heading to work or exploring the local area, this location offers a perfect balance of peaceful village living and excellent transport connections.







Cook Drive, Etwall, Derbyshire



Approx. Gross Internal Floor Area 1372 sq. ft / 127.45 sq. m

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

Produced by Elements Property

The Particulars

- Superb Modern Detached Family Home
- Stunning Edge of Estate Position with Views over Countryside
- Immaculate Home - Quality Specification & Stylish Presentation
- Built by Bloor Homes in 2018 - NHBC Guarantee Remaining
- Entrance Hallway, WC, Study & Stylish Living Room
- Stunning Open Plan Dining Kitchen with Dining Island
- Four Well Proportioned Bedrooms, Contemporary Bathroom & En-Suite
- Driveway with Parking for Four Cars & Detached Single Garage
- Delightful South West Facing Landscaped Rear Gardens
- John Port School Catchment Area

Size

Approx 1372.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

E

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