

CURRAN  
BIRDS  
+  
CO

3, DE3  
£240,000



CURRAN BIRDS + CO

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



NO CHAIN, CUL-DE-SAC LOCATION - A well-positioned three-bedroom semi-detached home, set within a quiet cul-de-sac and offered to the market with no onward chain. This property presents an excellent opportunity for buyers seeking a comfortable home with scope to personalise. The layout has been designed with everyday living in mind, featuring a bright lounge flowing through to a dining area with direct access to the garden, creating a natural connection between indoor and outdoor spaces. With a private driveway, detached garage, and a neatly arranged rear garden, this home balances practicality with lifestyle appeal, all within easy reach of local amenities and green open spaces.





#### The Detail

The property opens into an entrance hallway with an understairs storage cupboard. To the front, the lounge is centred around a wall-mounted gas fire, with a front-facing window allowing for natural light. This room leads through to the dining area at the rear, where patio doors provide access to the garden, offering a functional space for day-to-day use and entertaining.

The kitchen is positioned to the rear and is fitted with matching wall and base units, worktops, and a stainless steel sink with drainer, along with space for freestanding appliances and a rear access door.

Upstairs, there are three bedrooms, including two doubles, alongside a bathroom fitted with a three-piece suite. The property would benefit from a degree of modernisation, presenting a great opportunity to update to individual taste. Externally, there is a lawned frontage, driveway parking, a detached garage, and an enclosed rear garden with patio and shed.





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### The Location

The property is conveniently positioned within walking distance of Mickleover Village, where residents can enjoy a wide range of everyday amenities and social venues. The village offers a Tesco supermarket, a variety of independent shops, welcoming pubs, and popular restaurants that contribute to its strong community atmosphere. Additional lifestyle facilities include Pilates studios and fitness centres, providing excellent options for health and wellbeing close to home.

Nearby Vicarage Park offers pleasant green space ideal for relaxation, dog walking, and outdoor recreation. The Great Northern Cycle Path is also easily accessible, providing well-used routes for walking, running, and cycling, connecting residents to wider leisure networks. Families benefit from reputable primary schooling options within close reach, while reliable transport links provide straightforward access into Derby and surrounding areas, making the location both practical and enjoyable for everyday living.







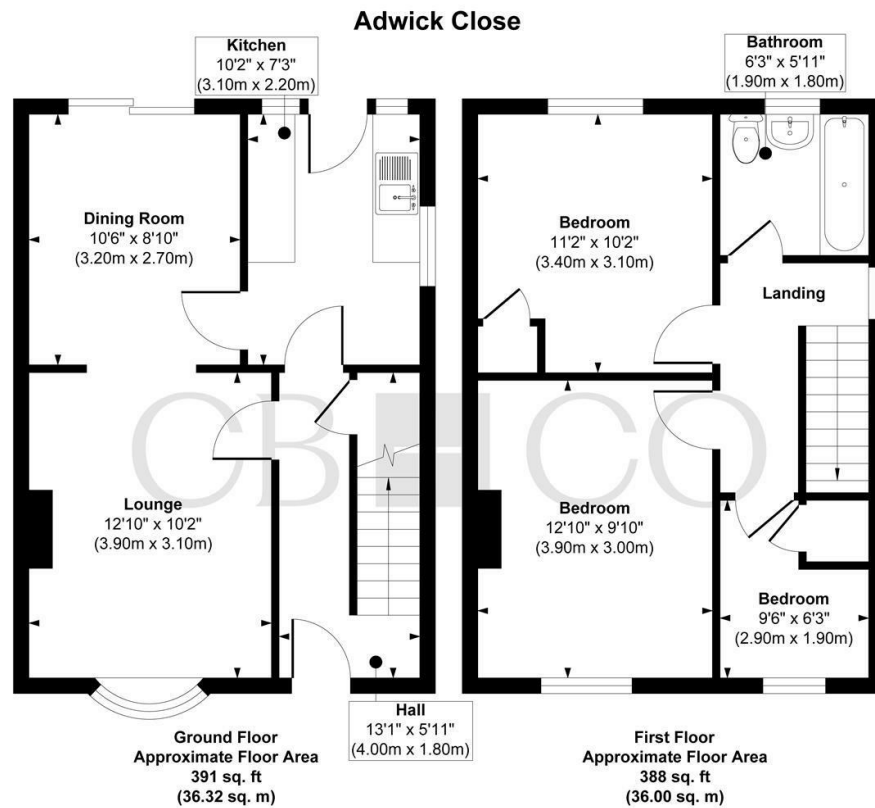


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Three Bedroom Semi Detached Home
- No Chain, Vacant Possession
- Spacious Lounge And Open Plan Dining Room
- Fitted Kitchen With Ample Storage Units
- Entrance Hallway With Understairs Storage
- Driveway Providing Off Road Parking
- Detached Garage With Up And Over Door
- Enclosed Rear Garden With Patio Area
- Ideal First Time Buy
- Close To Vicarage Park

### Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

B

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*Let's Talk*

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