CURRAN BIRDS CO

Gary Close

Littleover, Derby

£250,000

CURRAN BIRDS + CO

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

SUPERB HIGH SPECIFICATION BUNGALOW - A truly immaculate, comprehensively renovated two-bedroom detached bungalow, finished to an exceptional standard with a contemporary specification throughout. The property features a superb open-plan living kitchen, complete with a media wall and bi-folding doors opening onto the rear garden. It occupies a highly convenient cul-de-sac position just off Stenson Road, within easy reach of excellent local shops and amenities.

This outstanding bungalow has been meticulously refurbished to create a perfect balance of modern design and everyday comfort. High-quality finishes are evident throughout, including contemporary engineered oak doors, a stylish refitted kitchen with integrated appliances and a contemporary shower room featuring stylish tiling and gold-finish fittings.

Externally, the property benefits from a full-width tarmacadam driveway with double opening gates, leading to a low-maintenance, enclosed rear garden with a paved patio and artificial lawn.

The Detail

The property is entered via a contemporary composite front door into a welcoming hallway, finished with oak-effect flooring, recessed LED lighting and access to the loft via a retractable timber fold down ladder, providing valuable additional storage. From the hallway engineered oak doors lead to all rooms.

The superb open-plan living space forms the centrepiece of the home, with stylish bespoke media wall with inset for TV and incorporating a remote control electric fire, while aluminium bi-folding doors open directly onto the rear garden, drawing in natural light and offering access to the rear garden and patio area.

The contemporary kitchen is beautifully appointed with white high-gloss handleless units, marble-effect work surfaces and matching splashbacks. A full range of integrated appliances includes an oven, gas hob, extractor, dishwasher, fridge-freezer and washing machine. Recessed down lighting and a front-facing window complete the space.

There are two bedrooms, both finished to a high standard with recessed lighting and central heating radiators. The spacious primary bedroom enjoys a rear aspect, while the second bedroom offers flexibility as a guest room or home office.

The stunning contemporary wet room has been finished to a quality specification, featuring porcelain tiling, a walk-in rainfall shower with gold-effect fittings, concealed-cistern wc, vanity storage, backlit mirror and heated towel rail.

Externally, the property benefits from a full-width tarmac driveway providing generous off-road parking, gated side access and an enclosed rear garden with paved patio, artificial lawn, planting bed and feature external LED lighting.

The property is available with the furniture subject to separate negotiation.

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The Location

This property offers a convenient and ever popular location approximately 1 mile from Littleover Village which offers a comprehensive range of shops, supermarket, public houses/restaurants and petrol station. There are also further shops and amenities at the Blagreaves Lane and Stenson Road junction offering a parade of general shops, including a supermarket, pharmacy and Fish and Chip shop.

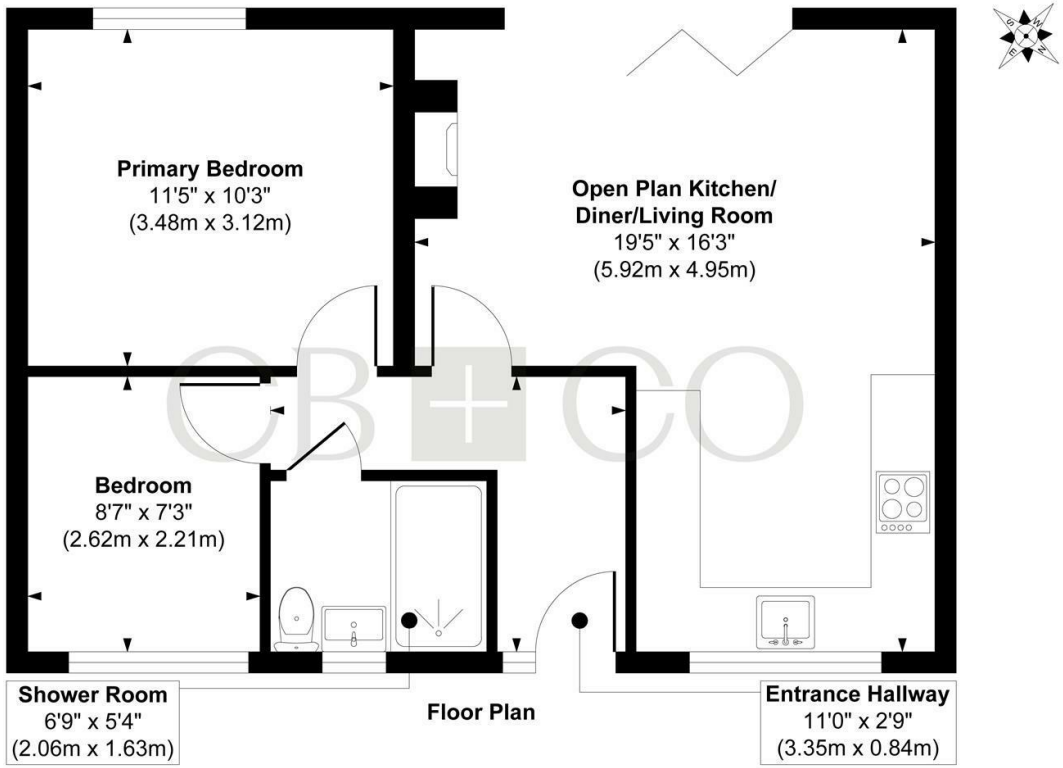
The location is extremely convenient for employment opportunities at Rolls Royce, The Royal Derby Hospital, Toyota and the University of Derby.

There are excellent transport links with fast access to the A38 and A50 leading to the M1 motorway. There are also regular bus services to Derby City Centre along Blagreaves Lane.

The property also falls within the catchment area for Derby Moor Secondary School.

Local recreational facilities nearby include Sunnydale Park, Mickleover Golf Course and Littleover Tennis Club.

Gary Close, Littleover, Derby



Floor Plan

Approx. Gross Internal Floor Area 550 sq. ft / 51.09 sq. m

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

The *Particulars*

- Beautifully Renovated Two Bedroom Detached Bungalow
- Comprehensively Upgraded - High Specification & Quality Finish
- Stylish Presentation & Contemporary Fittings
- Gas Central Heating & uPVC Double Glazed Windows
- Entrance Hallway, Two Bedrooms & Contemporary Wet Room
- Stunning Open Plan Living Dining Kitchen with Bi-Folding Doors
- Generous Full Width Driveway & Double Open Gates
- Low Maintenance Enclosed Rear Garden with Patio & Artificial Grass
- Highly Convenient Cul-de-Sac Location off Stenson Road
- No Chain Involved

Size

Approx 550.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C

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Let's *Talk*

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