

CURRAN  
BIRDS  
+ CO



Arundel Way, DE23

3AY

£80,250



CURRAN BIRDS + CO



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



**35% SHARED OWNERSHIP, IDEAL FIRST TIME BUY** - This well-presented home offers an excellent opportunity for first-time buyers seeking a stylish and easy-to-maintain property within a welcoming community setting. The layout is thoughtfully arranged with a bright lounge opening onto the garden, a contemporary fitted kitchen and three generous double bedrooms providing flexibility for growing households or home working.

The enclosed rear garden and two side-by-side parking spaces enhance everyday convenience, while the shared ownership scheme makes this an accessible step onto the property ladder. With local amenities, green space and schooling all within easy reach, this home delivers both comfort and practicality.





### The Detail

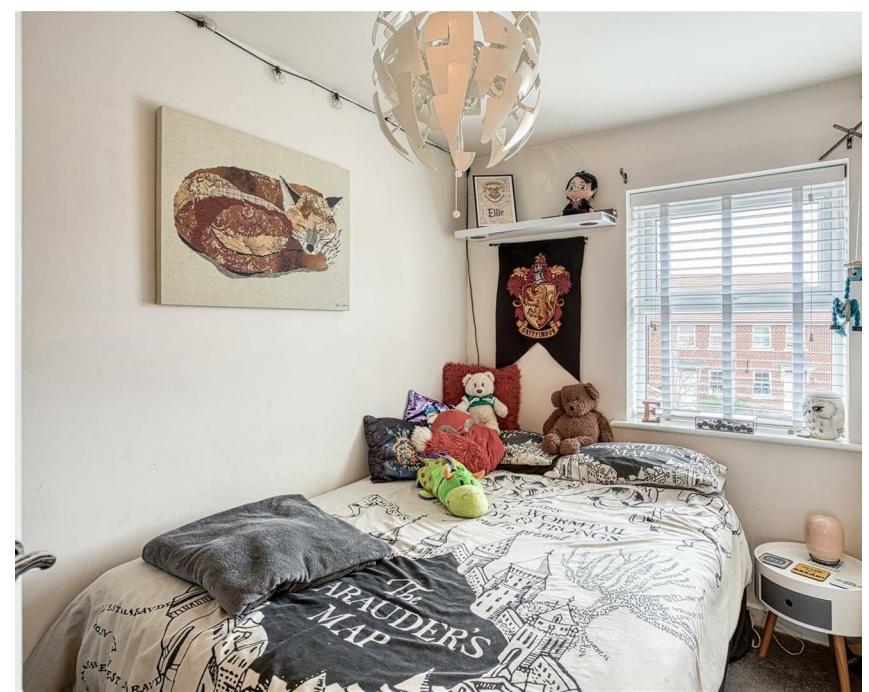
The accommodation begins with an inviting entrance hallway featuring laminate flooring and access to a convenient ground floor WC. To the front, the fitted kitchen is finished with white high-gloss wall and base units, complemented by an integrated electric oven, gas hob and designated space for additional appliances, all set against a contemporary wood-grain effect floor. To the rear, the lounge offers a spacious living environment with a built-in storage cupboard and French doors opening directly onto the garden, creating a natural flow between indoor and outdoor living.

Upstairs, the landing leads to three well-proportioned double bedrooms. The principal bedroom enjoys a front-facing aspect with fitted wardrobes and a useful oversize storage area, while the two further bedrooms overlook the rear. The family bathroom is appointed with a panel bath, electric shower, heated towel radiator and mosaic-style flooring.

Outside, the property benefits from an enclosed rear garden featuring both patio and lawn areas, providing an ideal space for outdoor seating and everyday use. Gated access leads directly to the rear where two side-by-side parking spaces are positioned for convenience.

The Property is offered on a 35% shared ownership basis in conjunction with Places For People

The current rental charge is £424.67 per month





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## The Location

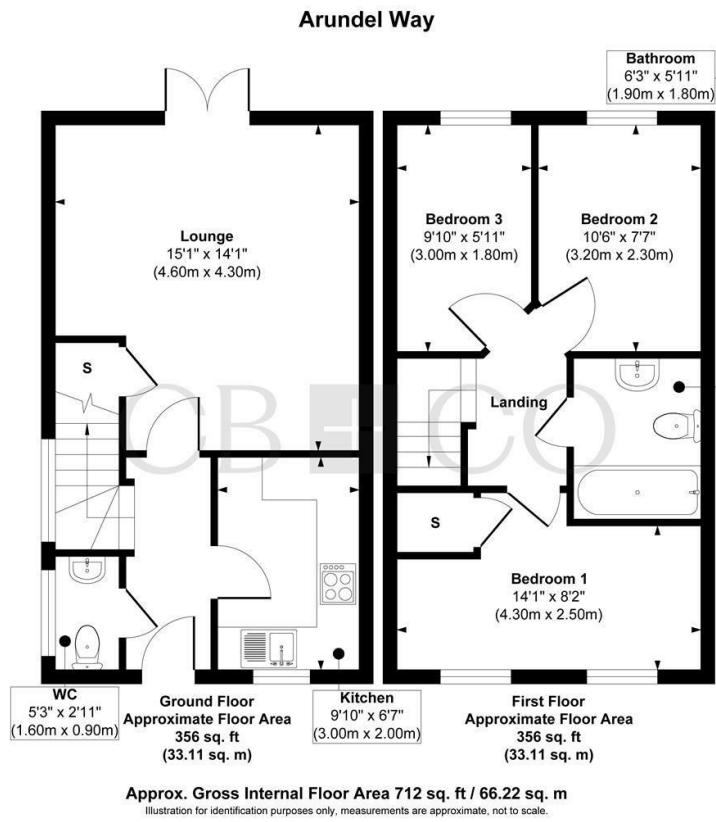
Highfields in Littleover is a well-established residential area offering a balance of everyday convenience and access to open surroundings. Within walking distance are local shops including a Co-op, takeaway options and green spaces, while Highfields Spencer Academy is close by, making the location particularly appealing for families.

The property is well placed for those working at the Royal Derby Hospital and Toyota, with straightforward road links connecting to both. Littleover village centre is a short drive away, providing a wider range of independent shops, cafés, pubs and supermarkets. Positioned on the edge of South Derbyshire countryside, the area also offers easy access to nearby walking routes and open landscapes, giving a pleasant sense of space while remaining well connected to the city.









## The Particulars

- Shared Ownership Opportunity - 35% Share
- Ideal Purchase For First Time Buyers
- Three Bedroom End Townhouse
- Modern Fitted Kitchen With Integrated Appliances
- Spacious Rear Lounge Diner With French Doors To Garden
- Principal Bedroom With Fitted Wardrobes And Overstairs Storage
- Enclosed Rear Garden With Patio And Lawn Areas
- Gated Access Leading To Two Side By Side Parking Spaces
- Short Walk To Highfields Spencer Academy School
- Monthly Rent And Service Charge - £424.67

### Size

Approx 712.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

C

# CURRAN BIRDS CO

The logo consists of the company name 'CURRAN BIRDS CO' in a large, white, serif font. To the left of the word 'CURRAN' is a white square containing a black plus sign (+).

*Let's Talk*

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