

CURRAN  
BIRDS  
+ CO

91, DE23  
£345,000



# CURRAN BIRDS + CO

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



Positioned in the popular Highfields development in Littleover, Tutbury Avenue presents a compelling blend of stylish design and everyday practicality. This well presented Miller built four-bedroom detached home, is ideal for families seeking well-balanced living in a location known for its strong community feel and excellent amenities.

The property features a generous open-plan kitchen diner with integrated appliances and garden access, a bright lounge with a bay window, and a tranquil garden framed by landscaped borders and feature fence panelling.

The principal bedroom benefits from its own en-suite, and the overall layout offers flexibility for growing families or working from home. With a brick-built garage, private driveway, and views across the green, this is a home designed to enhance modern life in a highly regarded neighbourhood.





#### The Detail

Designed to accommodate modern family living, the interior of this home is both well-planned and generously proportioned. The entrance hall, enhanced by a feature glazed window, leads into a bright and airy lounge with a front-facing bay window offering pleasant views across the green. A ground floor WC adds everyday practicality, while the expansive kitchen diner forms the heart of the home. This spacious, open-plan area includes a range of integrated appliances, including a Zanussi oven and grill, fridge, freezer, dishwasher, and a stainless steel cooker hood. A double-doored understairs cupboard provides discreet storage, and French doors open directly onto the garden, seamlessly connecting indoor and outdoor living.

Upstairs, the landing is lit by a side-facing window and provides access to the loft and an airing cupboard housing the combination boiler. The principal bedroom benefits from an en-suite shower room with rainfall shower, contemporary tiling and high-quality fittings. Three further bedrooms—two at the rear and one to the front—are served by a stylish main bathroom, complete with recessed lighting, electric shower, and concealed tap bath.

Outside, the rear garden combines a lawned area, patio seating, landscaped borders, and feature panelling—all enclosed to create a private and relaxing space. The property enjoys a pleasant outlook to the front across the green and wider estate, enhancing its sense of openness and setting. A brick-built garage with power and lighting, along with a private driveway, offers secure off-road parking and additional storage.





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### The Location

Located within the popular Highfields development in Littleover, this property offers excellent access to local amenities and nearby green spaces, perfect for those who enjoy countryside walks. The home is served by the well-regarded Highfields Spencer Academy Primary School and falls within the catchment area for John Port Spencer Academy, making it ideal for families.

On the estate, residents benefit from a convenient Co-op store, while nearby Littleover Lodge and The Hollybrook pubs offer popular dining and socialising options. Further amenities can be found in Littleover Village and Mickleover, both offering a good range of shops, cafés, and services.

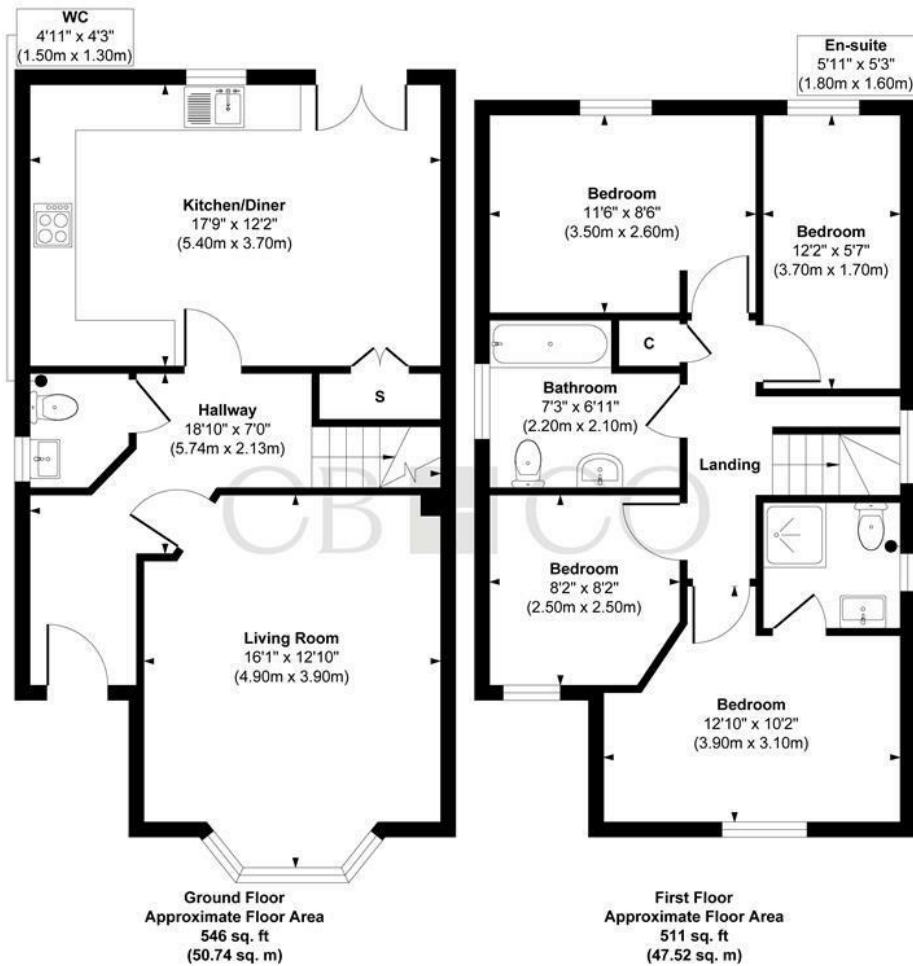
The location is well-suited for commuters working at Rolls-Royce and Derby Royal Hospital. For leisure, Mercia Marina is close by, providing a popular spot for shopping, dining, and canal walks.







## 91 Tutbury Avenue



**Approx. Gross Internal Floor Area 1057 sq. ft / 98.26 sq. m**

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

Produced by Elements Property

## The Particulars

- Miller Built, Four Bedroom Detached Family Home
- Sought-After Highfields Location, Overlooking Green
- High Quality, Spacious Open-Plan Kitchen Diner And Integrated Storage
- Lounge With Bay Window And Pleasant Outlook
- Principal Bedroom With Contemporary En-Suite
- Private Garden With Patio And Feature Fence Panelling
- Brick-Built Garage With Power And Lighting, Driveway For Two Cars
- Close To Highfields John Spencer Primary School, John Port Catchment
- Nearby Shops Including Local Co-Op Store
- Superb Position And Location For Commuters, Rolls-Royce And Toyota

### Size

Approx 1057.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

E

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Let's *Talk*

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