

CURRAN
BIRDS
+ CO

Linseed Place, Hackwood Park
Mickleover, Derby
50% Shared Ownership £135,000



CURRAN BIRDS + CO

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



IDEAL FIRST TIME BUY - A well-presented three bedroom end townhouse, set in the sought after Hackwood Park estate on the edge of Mickleover. Built by Miller Homes in 2020 the property offers a superb layout and has two parking spaces and delightful low maintenance south facing rear garden. The property is offered on an 50% shared ownership basis and would be ideally suited to a first time buyer or a young family.

This home offers a superb layout and features: entrance hallway, stylish living room, downstairs wc and spacious open plan dining kitchen with french doors to the rear garden. The first floor leads to three well proportioned bedrooms and bathroom.

Outside, the property benefits from for two parking spaces with pathway access to the side leading to the delightful south facing landscaped garden with paved patio and artificial lawn.





The Detail

The property is entered via a composite double glazed door into a welcoming entrance hallway with staircase rising to the first floor and access to the stylish living room. The front facing living room offers an inviting setting with generous natural light and contemporary panelled door leading through to the inner hallway with access to the downstairs wc and open plan dining kitchen.

The spacious open plan dining kitchen is fitted with matte white units complemented by brushed stainless steel handles and quartz-effect roll-edge work surfaces. Integrated appliances include a stainless steel electric oven, four-ring gas hob with extractor canopy and splashback, along with appliance space and plumbing for a washing machine. Oak-effect flooring flows throughout, while a feature panelled wall defines the dining area. French doors and a rear window overlook and provide access to the garden.

Upstairs, the landing leads to three bedrooms, including a spacious primary room with useful over-stairs storage. The bathroom is appointed with a white three-piece suite, glazed shower screen, shower mixer attachment and patterned tile-effect flooring.

Externally, there is double-width parking to the front. The enclosed rear garden has been designed for ease of maintenance, with paved patio, artificial lawn, decorative gravel, raised planting bed and a composite shed.







CURRAN BIRDS + CO

The Location

Hackwood Park is a sought after modern development located on the edge of Mickleover. This is an extremely popular residential suburb of Derby approximately 3 miles from the city centre providing a first class range of local amenities including a supermarket, a range of shops, doctors and dentists. Local shops include a large Tesco supermarket and a Marks & Spencers convenience store and petrol station. There are also several public houses within the centre of Mickleover Village and a recent addition is the Binary Bar and Restaurant. The property is also situated close to open Countryside and the local villages of Kirk Langley and Mackworth Village.

The property also offers good transport links to the A38 and A50 trunk roads and in turn to the M1 motorway and East Midlands International Airport. The A52 is also just a few minutes away providing easy access to Ashbourne and Peak District.

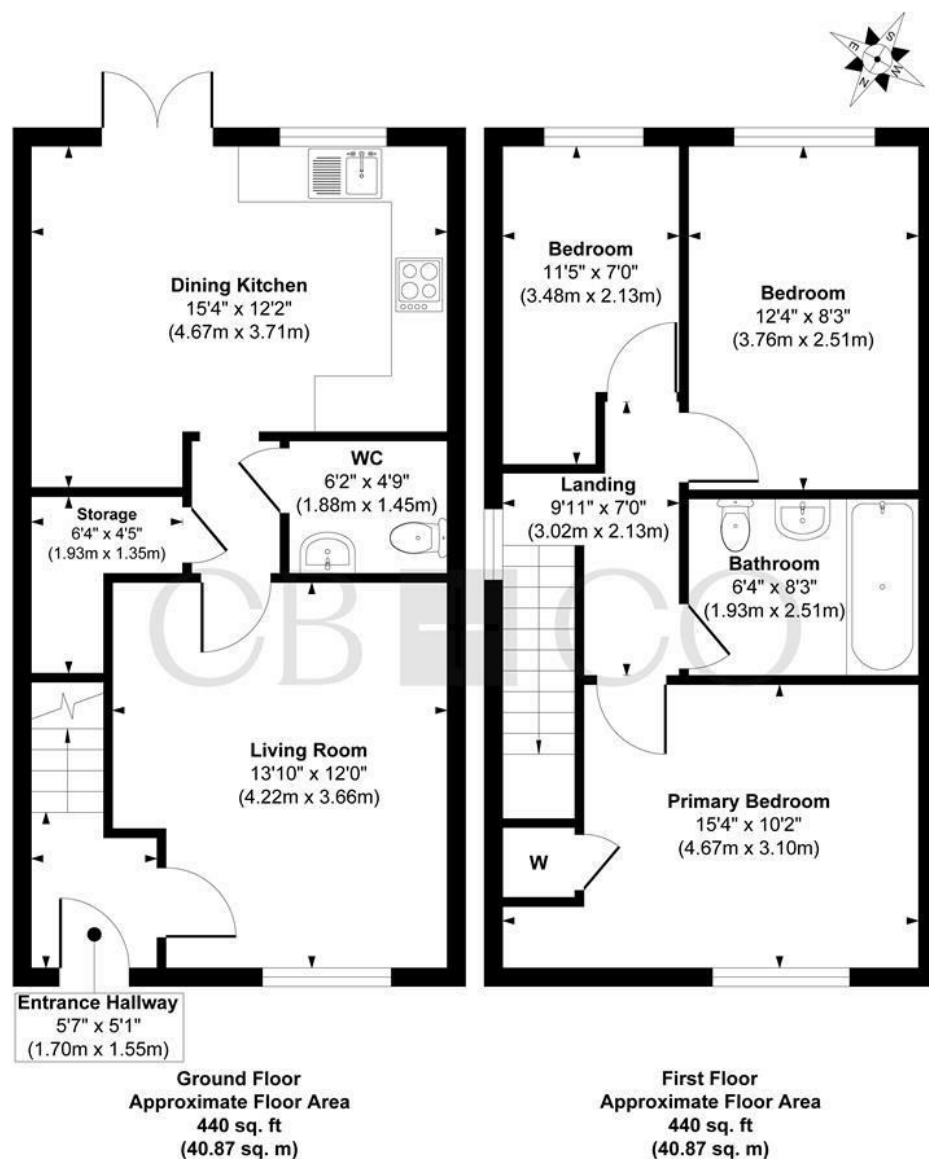
There are also local employment opportunities within easy access including Royal Derby hospital, Toyota, Rolls-Royce and Derby University.







Linseed Place, Hackwood Grange, Micklegate, Derby



Approx. Gross Internal Floor Area 880 sq. ft / 81.74 sq. m

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

The Particulars

- Well Presented Modern Three Bedroom End Townhouse
- Ideal First Time Buy - 50% Shared Ownership
- Delightful Cul-de-Sac Position - Edge of Micklegate
- Entrance Hallway, Living Room & WC
- Spacious Dining Kitchen
- Three Bedrooms & Bathroom
- Two Parking Spaces
- Delightful Low Maintenance Landscaped Garden with Artificial Grass
- Close to First Class Local Amenities in Micklegate
- Close to Open Countryside

Size

Approx 880.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

B

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