

CURRAN  
BIRDS  
+ CO

Bowbridge Avenue,  
Littleover  
OIEO £265,000





# CURRAN BIRDS + CO

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



MODERN DETACHED FAMILY HOME WITH OPEN PLAN LIVING - Situated within a popular part of Littleover, this well-presented three-bedroom detached home offers a fantastic combination of practical family living, contemporary styling and low maintenance outdoor space. Constructed in 2017 and still benefiting from the remainder of its NHBC warranty, the property has been designed to suit modern lifestyles, centred around a spacious open lounge, kitchen and dining area with French doors opening onto the garden. Upstairs, three well-proportioned bedrooms include a generous principal suite with en-suite shower room. With driveway parking, landscaped split-level patio seating areas and excellent access to schools, amenities and transport links, this is an ideal home for buyers seeking comfort, convenience and modern living.









The property opens into a welcoming entrance hall with access to a useful ground floor WC and staircase rising to the first floor. The focal point of the home is the impressive open plan lounge, kitchen and dining space, designed to create a sociable and versatile environment for both everyday living and entertaining. The kitchen is fitted with a range of modern wall and base units with complementary work surfaces, integrated appliances, laminate flooring and ample space for both seating and dining areas. French doors at the rear allow natural light to flow throughout the room whilst providing direct access to the garden.



Upstairs, the first floor landing leads to three bright bedrooms and a contemporary family bathroom. The principal bedroom benefits from its own en-suite shower room fitted with a double shower cubicle and heated towel radiator. T









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Outside, the rear garden has been designed for ease of maintenance with split-level patio entertaining areas enclosed by timber fencing, creating an ideal setting for outdoor dining and seating. To the front and side of the property is a driveway providing off-road parking alongside a neat low maintenance approach.

The property is particularly well suited to families, being positioned close to well-regarded local primary schools and Derby Moor Spencer Academy, whilst also offering convenient access to Rolls-Royce and major road links for commuting.



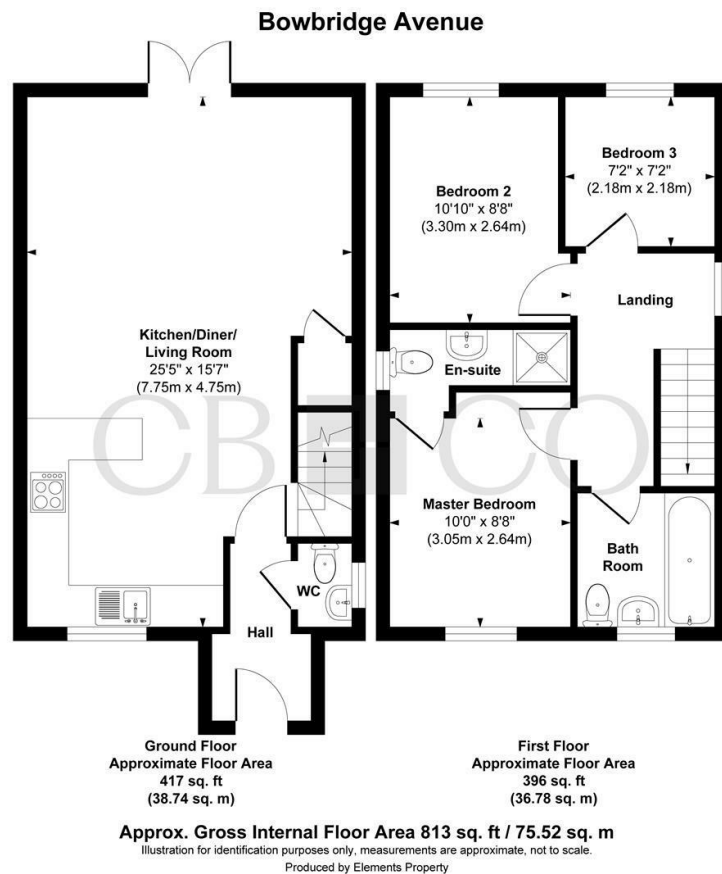












## The Particulars

- Modern Three Bedroom Detached Family Home
- Constructed In 2017, Open Plan Layout
- Spacious Family Living Area And Kitchen
- Modern Integrated Kitchen Appliances
- Entrance Hallway And Downstairs WC
- Ground Floor WC French Doors Opening To Rear Garden
- Principal Bedroom With En-Suite
- Split Level Patio Area, Low Maintenance Rear Garden
- Driveway Parking
- Close To Local Schools, Derby Moor Catchment

### Size

Approx sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

C



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Let's *Talk*

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