

CURRAN  
BIRDS  
+ CO

Lawnlea Close  
Sunnyhill, Derby  
£315,000





# CURRAN BIRDS + CO

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



WELL PRESENTED FAMILY HOME CLOSE TO GREEN OPEN SPACE – A beautifully presented and well maintained four bedroom detached family home, set within this delightful cul-de-sac position close to a public green open space and park area, being located within easy access of excellent local amenities and Rolls-Royce main site.

This spacious detached home offers a quality standard of finish throughout and includes: entrance hallway, downstairs wc, lounge dining room with dual aspect and door leading to a well appointed kitchen. Upstairs, there are four well-proportioned bedrooms and a contemporary bathroom. The primary bedroom has the benefit of an en-suite shower room, and it must be noted that bedroom two is particularly generous in size.

Outside, the patio and landscaped borders create a peaceful outdoor retreat, complemented by a block paved driveway and a single integral garage









### The Detail

Upon entering the property, you're welcomed into the entrance hallway with grey wood-effect flooring. The hallway has stairway access to the first floor and also provides access to the downstairs wc fitted with a modern white two-piece suite and the spacious lounge dining room.

The spacious lounge dining room spans the full depth of the house. Its dual-aspect layout allows for excellent natural light, complemented by oak-effect laminate flooring and a contemporary styled feature fireplace with glass-fronted pebble-effect gas fire that adds a focal point to the space.

The kitchen is well laid out, with matching panelled units and roll-edge laminate worktops, along with a ceramic sink finished with a rose gold-effect mixer tap. Integrated appliances include a stainless steel electric double oven and grill, and a gas four-ring hob, with designated space for both a washing machine and dishwasher. A rear window and glazed door provide a pleasant outlook and access to the garden.

Upstairs, the layout includes four bedrooms. The main bedroom benefits from fitted mirrored sliding wardrobes and an en-suite shower room. Bedroom two is a comfortable double, while the third and fourth bedrooms offer generous single accommodation, ideal for children, guests or a home office. The family bathroom is fitted with a white three-piece suite.

Externally, the property features a double-width block-paved driveway to the front and a neat lawn with gated access to the side. The rear garden is fully enclosed and includes a paved patio, lawn, and fenced boundaries, offering a secure and private outdoor space.











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## The Location

Lawnlea Close enjoys a peaceful position within a modern development in Sunnyhill, with green spaces nearby and everyday amenities close at hand.

Both Littleover and Sinfen offer a range of shops, supermarkets, cafes, and healthcare services, making day-to-day living easy and convenient.

The area is also well placed for those working at Rolls Royce's main site. Schools, parks, and local services are all within easy reach, creating a setting that suits families, professionals, and anyone looking for a well-connected yet quiet residential neighbourhood





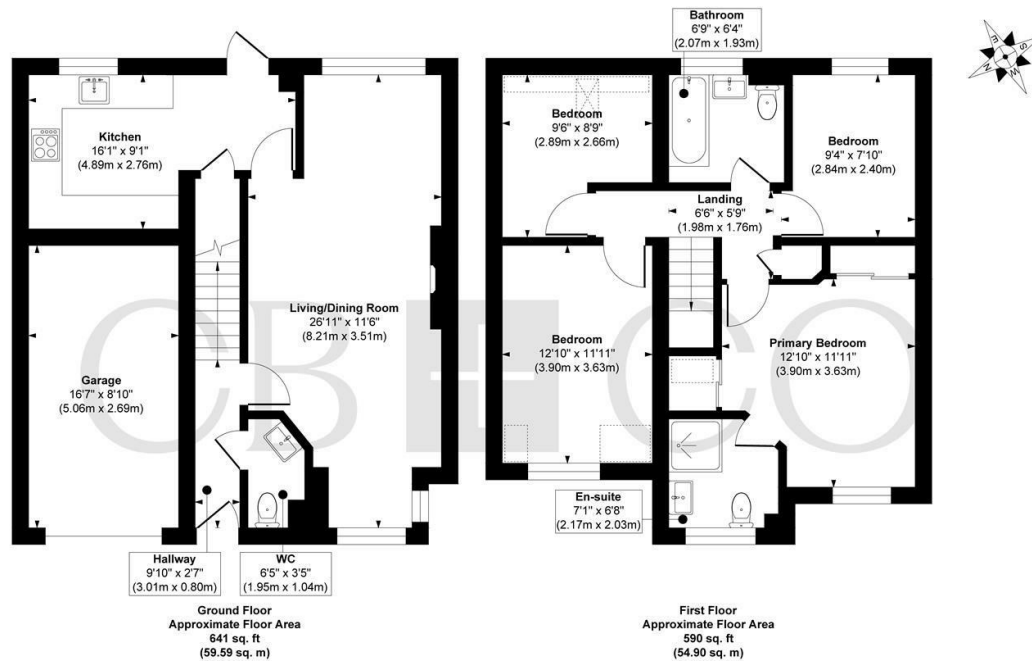








## Lawnlea Close, Sunnyhill, Derby



Approx. Gross Internal Floor Area 1231 sq. ft / 114.49 sq. m

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

Produced by Elements Property

## The Particulars

- Detached Four Bedroom Family Home In Peaceful Cul-De-Sac Setting
- Well Presented Throughout With Quality Fixtures And Finishes
- Spacious Dual-Aspect Lounge Dining Room With Feature Fireplace
- Stylish Fitted Kitchen With Integrated Appliances
- Four Bedrooms & Contemporary Bathroom
- Spacious Primary Bedroom Fitted Wardrobes & En-Suite Shower Room
- Front Garden, Block Paved Driveway and Single Integral Garage
- Delightful South East Facing Landscaped Rear Garden
- Close to Excellent Local Shops & Amenities
- Easy Access to Rolls Royce Main Site

### Size

Approx 1231.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

D



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Let's *Talk*

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