

CURRAN
BIRDS
+ CO

Snowdrop Road, Hackwood Grange
Mickleover, Derby
£315,000



CURRAN BIRDS + CO

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



SUPERB REDROW BUILT HOME WITH SOUTH FACING GARDEN - A beautifully presented three bedroom semi-detached property, occupying this delightful location in the highly sought after Hackwood Grange development on the edge of Mickleover, close to open countryside.

Built by Redrow Homes in 2025 to their popular 'Ludlow' Design which is part of their period style Heritage Collection. The property is finished in a traditional, Arts and Crafts inspired style the property offers attractive character features externally with a beautifully appointed contemporary interior with a quality specification throughout.

This superb modern home features: entrance hallway, cloakroom wc, living room, utility and a most spacious contemporary dining kitchen with integrated appliances and french doors opening out onto the landscaped rear garden. The first floor landing leads to three bedrooms and contemporary bathroom. The primary bedroom also has the benefits of a contemporary en-suite shower room.

Outside there is a driveway to the side with space for two cars. There is a delightful south facing landscaped enclosed garden with patio, generous lawn and timber framed shed.





The Detail

The property is accessed via a composite double-glazed front door, opening into a welcoming hallway featuring wood-effect Karndean flooring, a staircase to the first floor and useful under-stairs storage. A downstairs cloakroom is fitted with a contemporary two-piece suite. The living room is situated at the front of the property and benefits from a double-glazed window and TV point.

To the rear is a beautifully appointed open-plan dining kitchen, ideal for modern family living. The kitchen is fitted with a range of white high-gloss units and integrated AEG appliances, including an electric oven, combination oven/microwave, gas hob, dishwasher and fridge freezer. These are complemented by concrete-effect laminate work surfaces and recessed LED lighting. The dining area features double-glazed French doors with side panels opening onto the rear garden, while a useful utility cupboard provides space for laundry appliances.

The first floor comprises three well-proportioned bedrooms, with the primary bedroom benefiting from an en-suite shower room. The remaining bedrooms are served by a modern family bathroom fitted with a white three-piece suite, shower over the bath and contemporary tiling.



Externally, the property offers a single-width driveway providing off-road parking for two vehicles. The enclosed rear garden is attractively landscaped, featuring patio seating areas, a lawn, raised planting beds and a timber-framed shed.





CURRAN BIRDS + CO

The Location

Hackwood Grange 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.

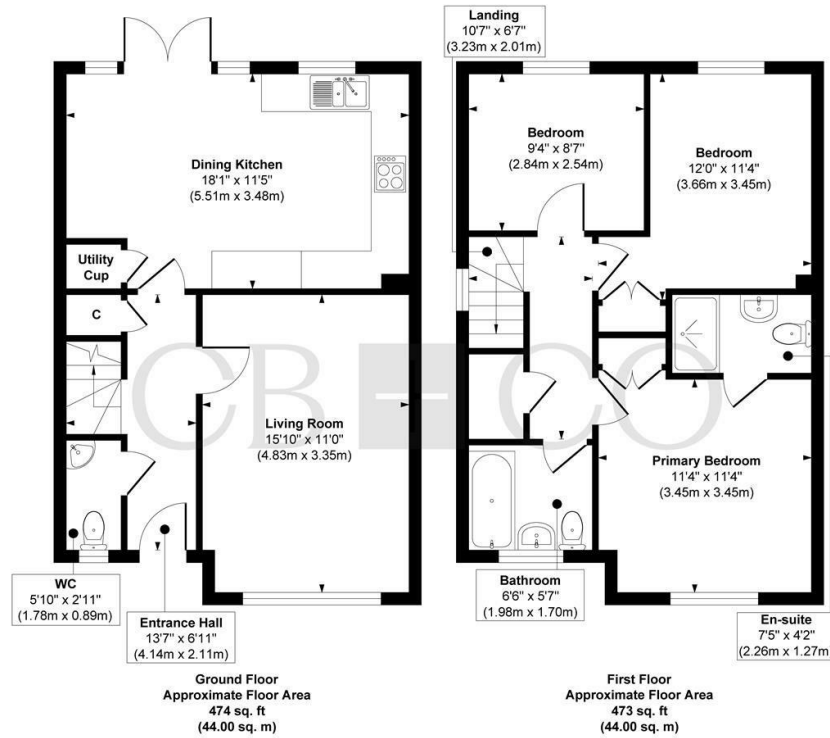
There are also local employment opportunities within easy access including Royal Derby hospital, Toyota, Rolls-Royce and Derby University.







Snowdrop Road, Hackwood Grange, Mickleover, Derby



Approx. Gross Internal Floor Area 947 sq. ft / 88.00 sq. m

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

The Particulars

- Stylish Redrow Built Three Bedroom Semi Detached Home
- Redrow Heritage Collection - Quality Fixtures & Fittings
- Built 2025 - NHBC Guarantee Remaining
- Entrance Hallway, Cloaks WC & Living Room
- Superb Dining Kitchen with French Doors to Rear Garden & Utility
- Three Bedrooms & Contemporary Bathroom
- Primary Bedroom with Contemporary En Suite Shower Room
- Driveway for Two Cars & Delightful South Facing Enclosed Rear Garden
- Close to Open Countryside & First Class Local Amenities
- No Chain Involved

Size

Approx 947.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

C

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