



CURRAN BIRDS + CO

Collingham Gardens
Mackworth, Derby
£195,000



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



EXTENDED FAMILY HOME - An excellent opportunity to acquire this extended and tastefully presented traditional three-bedroom mid-townhouse, situated in this ever-popular location close to a range of excellent local amenities and Markeaton Park. The property has been extended to the ground floor to include an entrance porch and a conservatory to the rear, while the first floor offers particularly generous proportions, benefitting from additional space above the passageway. The property would be ideally suited to a first-time buyer or a young family.

The property benefits from gas central heating via a combination boiler and uPVC double-glazed windows throughout. The accommodation briefly comprises: entrance porch, hallway, living room, spacious dining kitchen and conservatory. To the first floor, the landing leads to three bedrooms, including two particularly spacious double bedrooms, together with a well-appointed bathroom.

Outside, the property occupies a generous plot with a block-paved driveway providing off-road parking for two cars. A gated side passageway leads to an enclosed landscaped rear garden, featuring a paved patio area, a generous lawn and a further gravelled seating area.





The Detail

Entrance through double glazed door into an extended brick-built entrance porch with bamboo wood flooring and a double-glazed window, leading into a bright hallway. From here, stairs rise to the first-floor landing, with convenient access to the inviting living room.

The living room features a gas coal-effect fireplace set on a tiled hearth, wooden dado rails, coved ceiling, bamboo flooring, and an understairs storage cupboard, creating a warm and practical space. There is a spacious dining kitchen located at the rear of the property. The kitchen is fitted with white panelled units, roll-edged laminated work surfaces, a sink with mixer tap, and a standalone stainless steel gas cooker. Two rear-facing windows flood the room with natural light, while doorways lead to a pantry and a light-filled conservatory. The conservatory, with its brick base, uPVC double-glazed windows, and angled glass roof, opens via sliding doors onto the rear garden.

Upstairs, three well-proportioned bedrooms include two generous doubles, benefiting from extra space above the passageway. The family bathroom is well-appointed with a three-piece suite and dual rear windows.



Externally, a full-width block-paved driveway provides off-road parking for two vehicles. The generous rear garden offers a paved patio, lawn, raised gravel seating area, brick-built barbecue, and fence-panelled boundaries, delivering privacy and versatile outdoor living.





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The Location

The property is located in the popular residential locality of Mackworth, giving easy access to a full range of amenities in both Mackworth, Mickleover and Derby City centre.

Mackworth offers a range of shops and amenities on Prince Charles Avenue and Humbleton Drive. The property is also situated within easy access of Kingsway Retail Park and Sainsbury's supermarket.

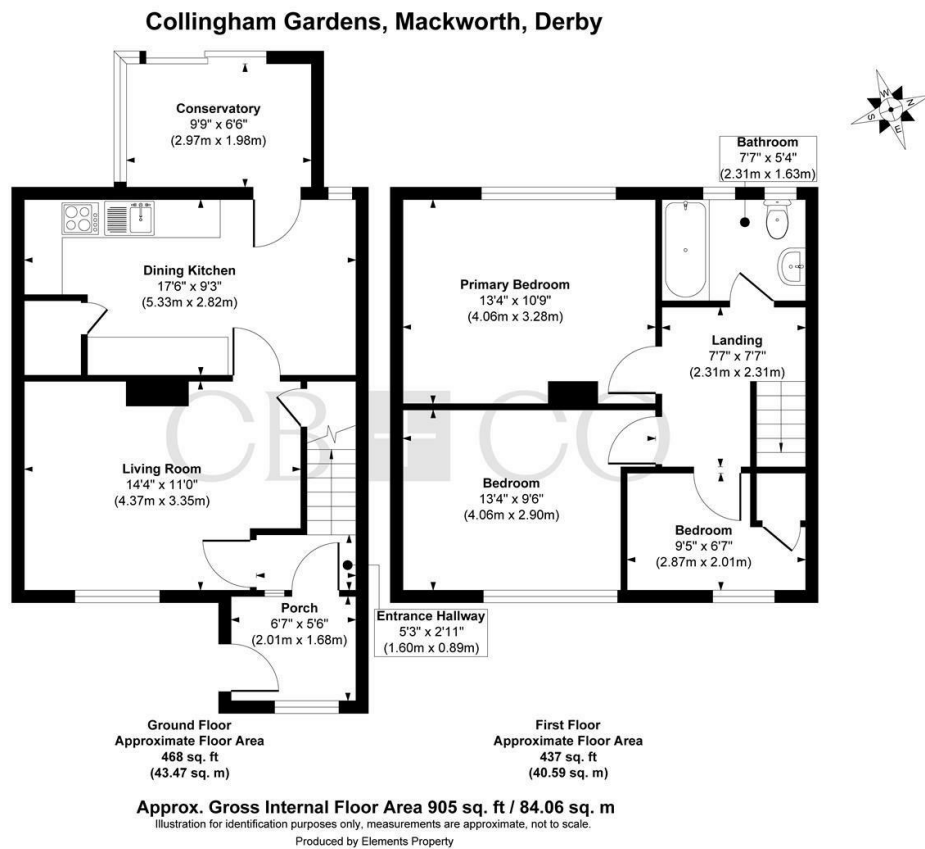
A regular bus service is available and good schooling at all levels. Excellent transport links are close by with easy access onto the A38, A50 and A52, which provide swift onward travel to the main motorway network and other regional centres.

Markeaton Park is only a short distance offering a range of leisure facilities to include mini golf course, tennis, boating and fishing lake. For those who enjoy the outdoors, the nearby countryside provides some delightful scenery and walks.









The Particulars

- Extended Three Bedroom Mid Townhouse
- Tasteful Neutral Presentation
- Ideal First Time Buy or for Young Family
- Combination Boiler Gas Central Heating & Double Glazing
- Entrance Porch, Hallway, Living Room & Conservatory
- Spacious Dining Kitchen
- Three Well Proportioned Bedrooms & Bathroom
- Full Width Block Paved Driveway & Generous Landscaped Rear Garden
- Close to Markeaton Park & Local Schooling
- No Chain Involved

Size

Approx 905.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

A

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Let's *Talk*

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