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Long Wood Close  
Loscoe, Derbyshire  
£310,000



# CURRAN BIRDS + CO

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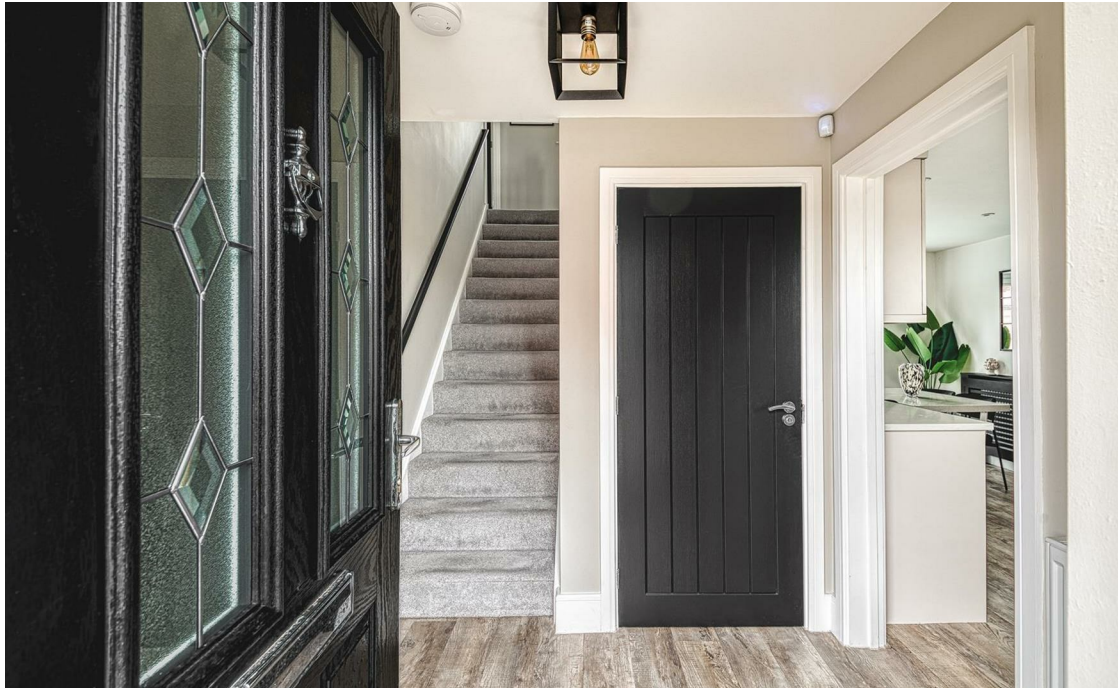
**STYLISH HIGH SPECIFICATION HOME** – An immaculate three double bedroom detached property, offering well-proportioned living accommodation and benefitting from a superb open-plan dining kitchen, a contemporary family bathroom, and a principal bedroom with a modern en-suite shower room. Occupying a beautifully landscaped plot, the property also features a detached single garage and enjoys a pleasant cul-de-sac position on the edge of the popular village of Loscoe.

Constructed by Wheeldon Homes in 2022 to a high specification, the property benefits from the remainder of its NHBC warranty. This impressive modern home includes triple-glazed flush casement windows, gas central heating, and a PIV air circulation system.

The accommodation briefly comprises an entrance hallway, downstairs WC, stylish lounge, utility room, and a superb open-plan dining kitchen with rear bay window and French doors providing access to the rear garden. To the first floor, the landing leads to three well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom further benefits from built-in wardrobes and a modern en-suite shower room.

Externally, there is a driveway to the side leading to a single attached garage, which has been converted into a bar/games area. To the rear is a beautifully landscaped, low-maintenance enclosed garden, featuring two porcelain-paved patio areas and a generous artificial lawn.





### The Detail

The property is entered via a composite panelled front door into a welcoming hallway, featuring wood-grain effect flooring and a staircase rising to the first-floor landing. Contemporary black internal doors provide access to the WC and living room, while the hallway also opens seamlessly into the dining kitchen.

The stylish living room is a bright and well-proportioned space, enhanced by a dual aspect with windows to both the front and rear elevations, together with a quality wall-mounted storage unit.

The beautifully appointed dining kitchen forms the centrepiece of the home and is finished with an elegant range of panelled units, quartz work surfaces and brushed stainless-steel detailing. Integrated appliances include a tall fridge and freezer, dishwasher, electric oven and induction hob, complemented by recessed LED lighting and a feature swan-neck mixer tap. The kitchen enjoys a dual aspect, with a window to the front and French doors to the rear opening directly onto the garden, creating an excellent indoor-outdoor flow.

Off the kitchen is a separate utility room, fitted to the same high specification and providing additional storage, appliance space and direct access to the garden.

The first-floor landing gives access to three double bedrooms and the contemporary family bathroom, as well as loft access via a retractable ladder to a partially boarded storage area. The primary bedroom benefits from built-in mirrored wardrobes and a modern en-suite shower room. The remaining bedrooms are served by the stylish family bathroom, with both bathrooms finished with modern white suites and tasteful flooring.

Externally, the property offers a single-width driveway to the side providing parking for two vehicles, along with a detached garage featuring power, lighting and a side personal access door. The front and rear gardens are attractively landscaped for low maintenance. The delightful rear garden includes two porcelain-paved patio areas, raised planting beds with feature olive trees and an artificial lawn.







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## The Location

Situated in the Derbyshire village of Loscoe, this property provides an ideal setting for first-time buyers or young families. It also lies within the sought-after Heanor Gate Spencer Academy catchment area, a well-regarded school known for its strong academic reputation.

Nearby leisure centres in Heanor and Ripley offer modern facilities for fitness and sports activities, whilst Giltbrook Retail Park is within easy reach for shopping.

Shipley Park, just a short distance away, is a fantastic space to explore with the family, featuring woodland trails, lakes, and plenty of tea rooms and coffee shops – perfect for cycling, walking, or running. Other nearby green spaces include Loscoe Dam, ideal for peaceful walks and enjoying the outdoors.

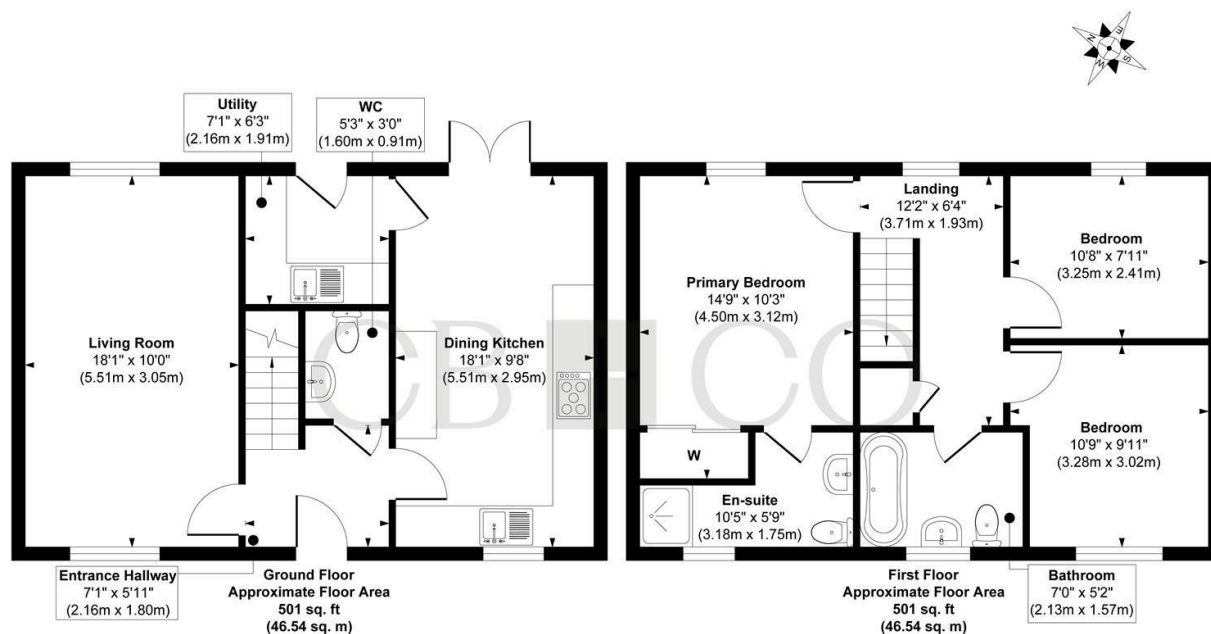
Golf enthusiasts will appreciate nearby courses, including Horsley Lodge and Morley Hayes. The area also boasts plenty of village pubs on the doorstep, easy commuting to both Derby and Nottingham, and quick access to the Peak District.







## Long Wood Close, Loscoe, Heanor, Derbyshire



**Approx. Gross Internal Floor Area 1002 sq. ft / 93.08 sq. m**

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

Produced by Elements Property

## The Particulars

- Most Stylish Wheeldon Built Three Bedroom Detached Home
- Built in 2022 to a Quality Specification - NHBC Guarantee Remaining
- Ideal Home for Young Professionals or Family
- uPVC Triple Glazed Windows, Gas Central Heating & PIV Air Circulation
- Entrance Hallway, Downstairs WC & Spacious Living Room
- Superb Contemporary Dining Kitchen & Separate Utility Room
- Three Double Bedrooms, Contemporary Bathroom & En-Suite Shower Room
- Delightful Landscaped Gardens with Porcelain Paved Patio and Artificial Lawn
- Generous Driveway & Single Detached Garage
- Popular Village Location with Easy Access to Heanor, Ripley & Derby

### Size

Approx 1002.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

C

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Let's *Talk*

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