

CURRAN  
BIRDS  
+ CO

Burnham Drive  
Mickleover, Derby  
£240,000





# CURRAN BIRDS + CO

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



IDEAL FIRST TIME BUY, NO CHAIN - Offered with no onward chain, this well-presented modern home provides a practical and comfortable living environment, ideal for first-time buyers or young families looking to step onto the property ladder.

The property occupies a great position, set well back from the road, and offers a well-planned layout that makes excellent use of the available space, creating a natural flow between the main living and dining areas suited to everyday living.

Outside, there is the benefit of off-road parking, a detached garage, and a private rear garden offering a manageable outdoor space to enjoy. Positioned within easy reach of village amenities and local outdoor routes, the property presents a convenient and accessible lifestyle opportunity.









## The Detail

The property is entered through an entrance porch featuring a UPVC door with inset glazed panels, leading directly into a comfortable lounge where open-plan stairs rise to the first floor. A feature fireplace with pebble-effect electric fire creates an attractive focal point, complemented by a double radiator and well-balanced living space.

To the rear, the kitchen/diner provides a practical and sociable area fitted with matching wall and base units, sink with mixer tap, integrated electric oven, gas hob, stainless steel cooker hood, and integrated dishwasher. There is plumbing for a washing machine, dedicated space for fridge and freezer appliances, and a useful understairs storage cupboard. The dining area enjoys views over the garden and provides direct external access.

Upstairs, the landing benefits from loft access and natural light from a side window. The principal bedroom includes fitted wardrobes, while two further bedrooms provide flexible accommodation, with additional built-in storage to the front-facing room. The bathroom features a P-shaped bath with electric shower, wash basin, WC, tiled walls, storage cabinet, and radiator.



Outside, the property benefits from a foregarden with a side driveway providing ample off-road parking, leading to a detached brick-built garage fitted with power and lighting. The enclosed rear garden is bounded by panel fencing and includes a patio seating area alongside a lawn, creating an easily maintained outdoor space.









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## The Location

The property is conveniently positioned within walking distance of Mickleover Village, where residents can enjoy a wide range of everyday amenities and social venues. The village offers a Tesco supermarket, a variety of independent shops, welcoming pubs, and popular restaurants that contribute to its strong community atmosphere. Additional lifestyle facilities include Pilates studios and fitness centres, providing excellent options for health and wellbeing close to home.

Nearby Vicarage Park offers pleasant green space ideal for relaxation, dog walking, and outdoor recreation. The Great Northern Cycle Path is also easily accessible, providing well-used routes for walking, running, and cycling, connecting residents to wider leisure networks. Families benefit from reputable primary schooling options within close reach, while reliable transport links provide straightforward access into Derby and surrounding areas, making the location both practical and enjoyable for everyday living.



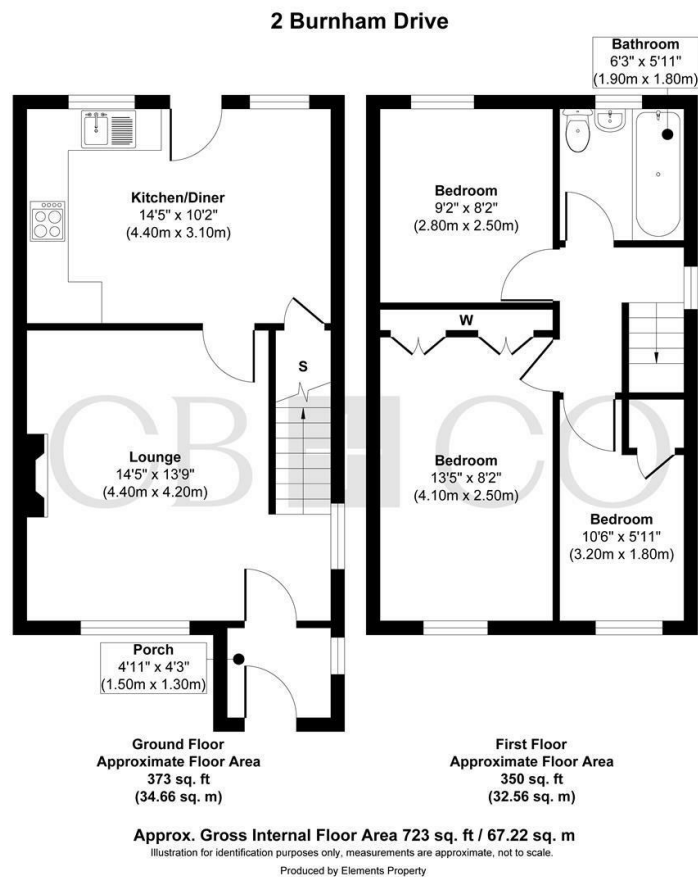












## The *Particulars*

- Three Bedroom Semi Detached Property
- Spacious Lounge With Feature Fireplace
- Kitchen Diner With Integrated Appliances
- Built In Wardrobes To Principal Bedroom
- Entrance Porch With UPVC Door And Glazing
- Bathroom With P Shaped Bath And Shower
- Enclosed Rear Garden With Patio And Lawn
- Generous Off Road Parking And Garage
- No Upward Chain
- Ideal First Time Buy

### *Size*

Approx 723.00 sq ft

### *Energy Performance Certificate (EPC)*

### *Rating*

### *Council Tax Band*

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Let's *Talk*

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