

CURRAN
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Partridge Way
Mickleover, Derby
£260,000



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



IDEAL FOR FIRST TIME BUYERS, THREE BEDROOMS, GARAGE - Set back from the road and enjoying open views across parkland to the rear, Partridge Way presents a thoughtfully designed three-bedroom home ideally suited to first-time buyers and young families.

The property offers a bright and welcoming interior, complemented by a generous garden that feels both private and connected to green open space. A spacious lounge with a bay window, a well-planned kitchen diner, and a contemporary bathroom combine to create a home that balances comfort with modern living.

Off-street parking for multiple vehicles and a substantial garage further enhance everyday practicality. The property is superbly positioned within easy reach of Mickleover and Littleover villages, Royal Derby Hospital, and benefits from well-regarded schools and excellent road links close at hand.





The Detail

Accessed via a side entrance, the property opens into a practical entrance lobby with useful storage and a cloak area, leading through to a well-proportioned lounge. This inviting space benefits from a large bay window that draws in excellent natural light, with open-plan stairs enhancing the sense of flow.

To the rear, the kitchen diner is fitted with matching wall and base units, roll edge work surfaces, and integrated cooking appliances, with space for freestanding white goods. A rear door opens directly onto the garden, creating a natural connection between indoor and outdoor living.

Upstairs, the first floor comprises a double bedroom positioned to the front, along with a further double bedroom and a good-sized third bedroom to the rear, both enjoying open views across the adjoining park and green space. The contemporary bathroom is finished with modern tiling, a rainfall shower over the bath, recessed lighting, and integrated storage.

Additional benefits include gas central heating served by a Worcester Bosch combination boiler, uPVC double glazing, loft storage potential, and a brick-built garage with power, lighting, and an electric roller door. The rear garden is a standout feature, offering lawned areas, patio spaces, gravel beds, and a large decked area ideal for outdoor entertaining, all backing directly onto parkland.





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The Location

The property is well placed for easy access to both Mickleover and Littleover villages, each offering a broad range of everyday amenities including independent shops, supermarkets, cafés, and well-regarded pubs.

Mickleover Golf Course is within comfortable walking distance, providing an excellent recreational option for those who enjoy outdoor leisure, while Royal Derby Hospital is also close by, making the location particularly convenient for healthcare professionals.

For those who commute, the property enjoys excellent road links, allowing straightforward access to Derby city centre and surrounding areas, while still retaining the feel of a well-established residential setting.







The *Particulars*

- Three Bedroom Semi Detached Property
- Open Views Over Parkland And Green Space To The Rear
- Spacious Lounge With Bay Window
- Well Appointed Kitchen Diner
- Modern Contemporary Bathroom
- Side Entrance With Practical Lobby Space
- Well Set Back From The Road, With Large Driveway
- Brick Built Garage With Power And Electric Door
- Generous Rear Garden With Decking And Patio Areas
- Ideal For First Time Buyers And Young Families

Size

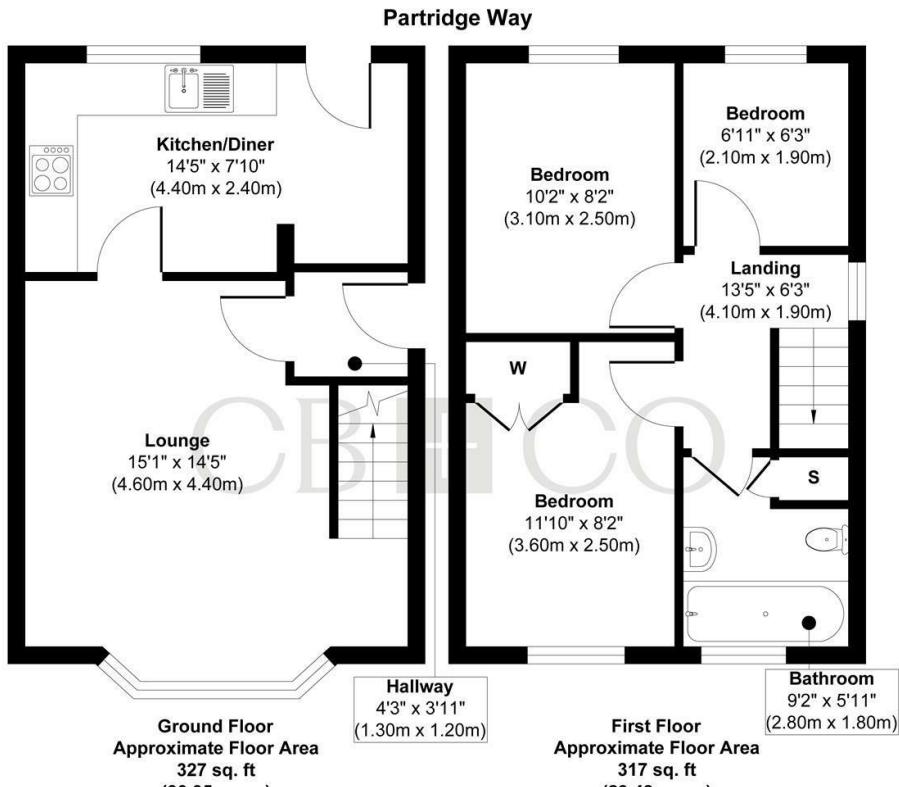
Approx 644.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

C



CURRAN BIRDS CO

The logo consists of the company name 'CURRAN BIRDS CO' in a large, white, serif font. To the left of the word 'CURRAN' is a white square containing a black plus sign (+).

Let's Talk

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