

CURRAN
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+ CO

222, DE23
£300,000



CURRAN BIRDS + CO

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



EXCITING POTENTIAL - GENEROUS PLOT - JUST UNDER 1/4 ACRE - A most attractive 1920's built, character three double bedroom detached home, set within this stunning mature garden plot of just under a quarter of an acre. This property requires modernisation but offers exciting potential for improvement and significant potential for extension (subject to necessary planning consent being obtained)

This property offers a classic layout with generous room proportions and in brief comprises: entrance hallway, lounge with bay window, dining room and kitchen. The first floor landing leads to three double bedrooms, bathroom and separate wc.

Outside, the property has a generous driveway, front garden and a true feature of this home is the stunning mature private landscaped plot with generous lawns, planting areas, vegetable plots and an orchard with fruit trees.





The Detail

Approached via a generous tarmac driveway behind a hedgerow boundary, this character 1920's built detached property offers a classic layout and generous room proportions and is set within this beautifully maintained landscaped garden plot extending to just under a quarter of an acre.

The entrance hallway, with its original balustrade staircase, sets a welcoming tone and leads into a bay-fronted lounge with a feature fireplace. To the rear, the dining room enjoys garden views and opens directly onto a paved patio via patio doors, creating an easy flow between indoors and out. The kitchen is traditionally styled with oak-fronted units, integrated appliances and houses the Worcester gas central heating boiler.

Upstairs, three double bedrooms provide excellent proportions. The primary bedroom benefits from built-in wardrobes and a dressing table, while the second and third bedrooms both feature period fireplaces. A coloured two-piece bathroom suite is complemented by a separate WC.

Outside, the rear garden is a standout feature, extending to include a generous lawn, mini orchard, and well-stocked borders—ideal for gardening enthusiasts or families. A timber-framed shed offers storage, while a brick-built store and wrought iron gates provide additional functionality. The property offers considerable potential for extension (subject to consent), making it a superb long-term investment for those looking to create a bespoke family home.





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The Location

Stenson Road sits conveniently on the edge of Littleover, one of Derby's most sought-after suburbs.

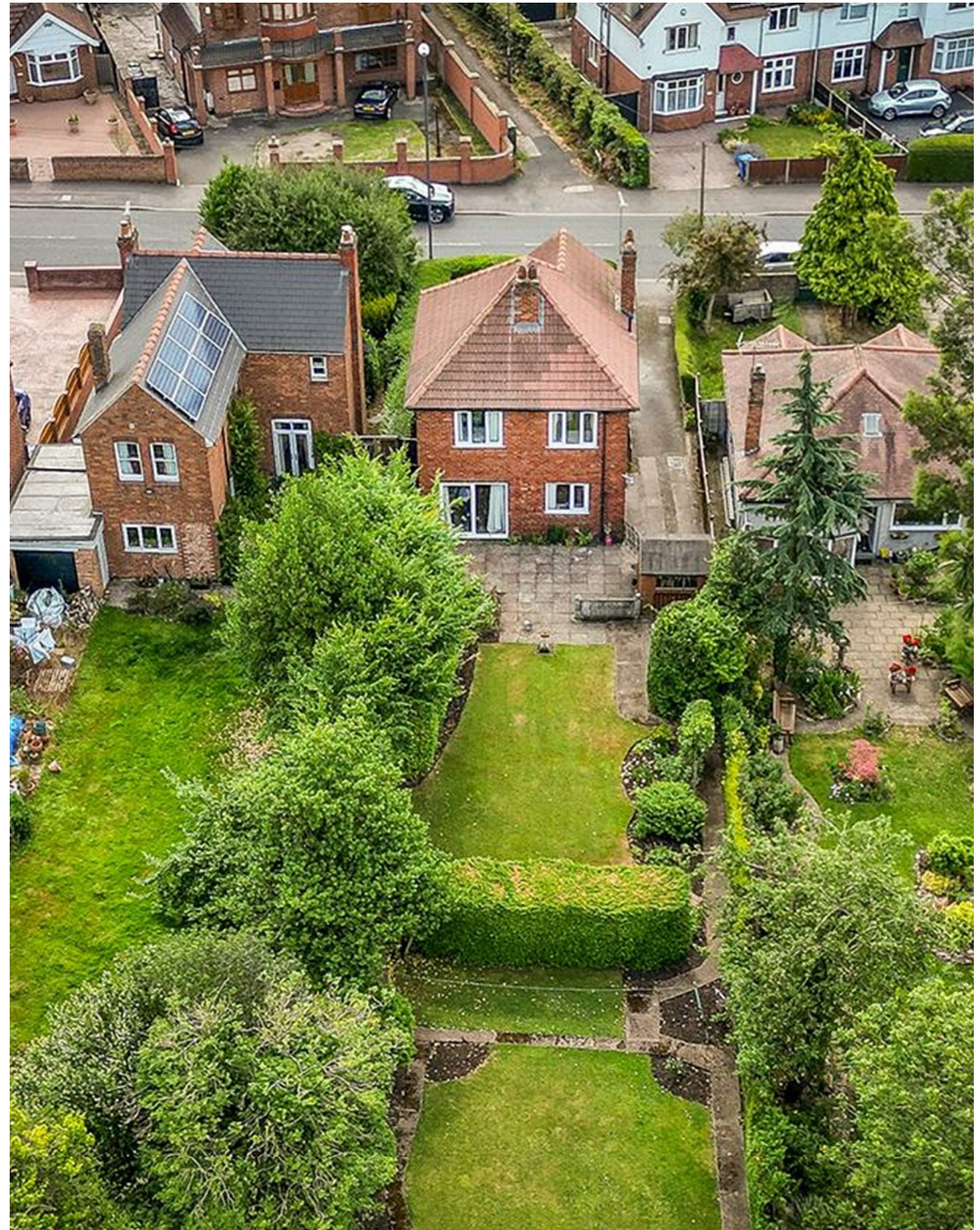
This property offers a convenient and ever popular location approximately 1 mile from Littleover Village centre which offers a comprehensive range of shops, supermarket, public houses/restaurants and petrol station. There are also further shops and amenities at the Blagreaves Lane and Stenson Road junction offering a parade of general shops, including a supermarket, pharmacy and Fish and Chip shop.

The location is extremely convenient for employment opportunities at Rolls Royce, The Royal Derby Hospital, Toyota and the University of Derby.

There are excellent transport links with fast access to the A38 and A50 leading to the M1 motorway. There are also regular bus services to Derby City Centre along Blagreaves Lane.

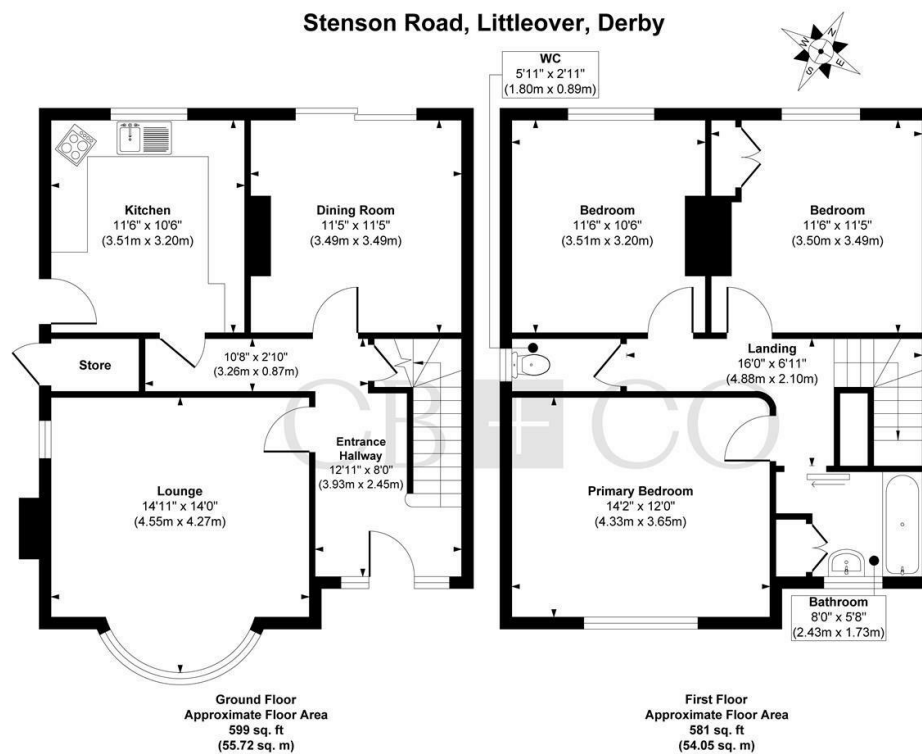
The property also falls within the catchment area for Derby Moor Secondary School.

Local recreational facilities nearby include Sunnydale Park, Mickleover Golf Course and Littleover Tennis Club.









The Particulars

- Traditional 1920's Built Bay Fronted Detached Home
- Extensive Mature Plot - Around 1/4 Acre Plot
- Potential for Extension (Subject to Planning Consent)
- Exciting Potential - Requires Modernisation
- Entrance Hallway, Lounge, Dining Room & Kitchen
- Three Double Bedrooms, Bathroom & Separate WC
- Driveway & Most Generous Landscaped Mature Gardens
- Close to Excellent Local Shops & Amenities
- Easy Access to the Royal Derby Hospital & Rolls-Royce Main Site
- No Chain Involved

Size

Approx 1180.00 sq ft

Energy Performance Certificate (EPC)

Rating E

Council Tax Band

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Let's *Talk*

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