

CURRAN  
BIRDS  
+ CO



Fairway Close  
Allestree, Derby  
Offers in excess of: £325,000

CURRAN BIRDS + CO



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



**SUPERB EXTENDED HOME WITH MOST GENEROUS REAR GARDEN** - A beautifully presented and comprehensively upgraded three/four-bedroom semi-detached home, situated in a highly convenient cul-de-sac location just a short walk from Park Farm Centre and within easy reach of reputable schools, transport links and Markeaton Park.

This superb property offers an excellent blend of modern design and everyday comfort, featuring quality finishes and contemporary fittings throughout. The accommodation comprises an entrance hallway, downstairs shower room with WC, utility room, ground floor bedroom/reception room, snug, and an impressive open-plan living dining kitchen. To the first floor, the landing leads to three bedrooms, a shower room and a separate WC.

The property occupies a particularly generous plot, with a lawned foregarden and driveway to the side providing off-road parking. Gated access leads to a most impressive west-facing rear garden, featuring a paved patio, extensive lawn and large timber storage sheds.





#### The Detail

The property is entered via a contemporary panelled door into a welcoming hallway with wood grain effect flooring and staircase rising to the first floor. From here, doors lead to a well-appointed ground floor shower room featuring a double-width glazed shower, vanity basin, chrome heated towel rail and porcelain tiled flooring.

A particular highlight is the superb open-plan living dining kitchen. The kitchen area is fitted with grey high-gloss units complemented by quartz-effect work surfaces and metro-style tiled splashbacks. Integrated appliances include an electric oven, halogen hob with extractor, dishwasher, fridge and freezer, alongside a stainless steel 1.5 bowl sink and breakfast bar. The living area enjoys a bay window to the front elevation, creating a bright and sociable space. A separate utility room continues the same finish and provides additional appliance space and side access. The ground floor extension provides further reception rooms overlooking the garden, offering flexibility as additional sitting room, snug or ground floor bedrooms.

Upstairs, the first floor landing provides access to three well-proportioned bedrooms including two generous double bedrooms and a contemporary wet room with separate wc.

Externally, there is a front lawn, with driveway and gated access leading to the most generous enclosed west facing rear garden with paved patio, extensive lawn and two timber sheds.







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## The Location

Situated in the popular Allestree suburb of Derby, this property benefits from excellent local amenities, including the Park Farm Shopping Centre.

Allestree offers a wide range of shops, cafes, and services, with excellent schools nearby, including the highly regarded Lawn Primary School and Portway Primary School. The property also falls within the catchment area for the noted Allestree Woodlands School.

For outdoor enthusiasts, Allestree Park and Markeaton Park are within easy reach, offering green spaces, sports facilities, and recreational activities. These include Woodlands Tennis Club, Allestree Park with its nature reserve and fishing lake, and Markeaton Park, which also features a boating and fishing lake, along with Kedleston Golf Course.

The location also offers great transport links, with regular bus services to Derby city centre, while the A38 provides easy access to the wider road network, including the M1. With close proximity to local employers such as Rolls-Royce and the Royal Derby Hospital, this location is ideal for both families and professionals.







## The *Particulars*

- Superb Extended & Comprehensively Upgraded Semi-Detached Home
- Most Convenient Cul-de-Sac Location - Close to Park Farm Centre
- Most Generous Plot with Substantial West Facing Enclosed Rear Garden
- Entrance Hallway, Ground Floor Shower Room WC & Utility Room
- Stunning Open Plan Living Dining Kitchen
- Ground Floor Bedroom Reception Room & Snug
- First Floor - Three Bedrooms, Wet Room & Separate WC
- Driveway, Front Garden & Generous Rear Garden
- Woodlands School Catchment Area
- No Chain Involved

### Size

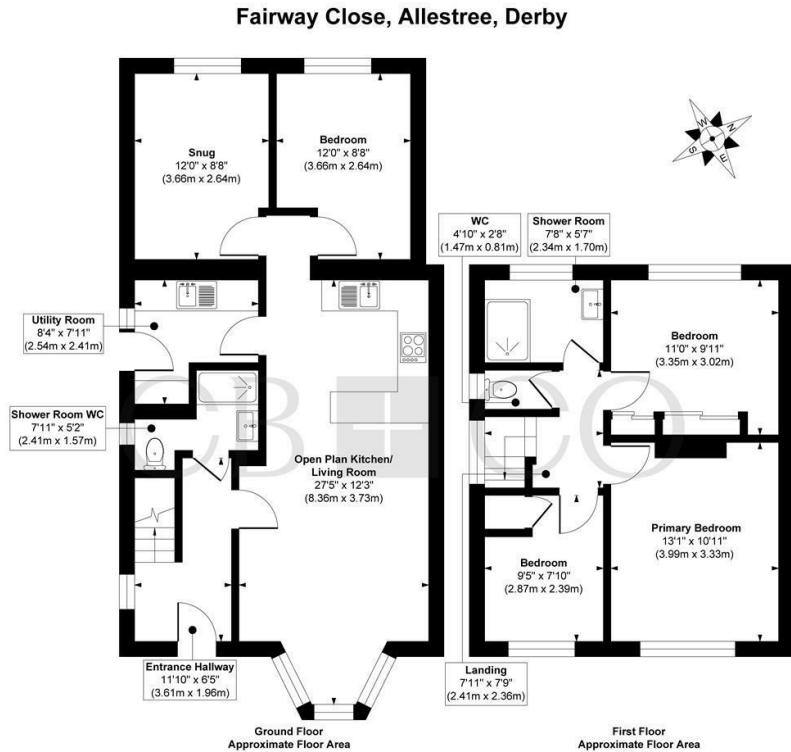
Approx 1140.00 sq ft

### 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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