

CURRAN  
BIRDS  
+ CO

Cadgwith Drive  
Darley Abbey, Derby  
Offers in excess of: £250,000





# CURRAN BIRDS + CO

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



NO CHAIN - EXCITING POTENTIAL - A well-maintained three-bedroom detached home, occupying a highly convenient location close to the excellent amenities at Park Farm Centre and within easy reach of Darley Abbey Village. The property offers exciting potential for cosmetic updating and remodelling, making it ideal for a first-time buyer or a young family.

The accommodation briefly comprises a porch and entrance hallway, a living room with bay window, a dining kitchen, and a conservatory. To the first floor, the landing provides access to three bedrooms and a shower room.

Outside, the property benefits from a low-maintenance foregarden and a driveway with gated access, leading to a continuation of the driveway and a detached single garage. The landscaped rear garden features a paved patio area, artificial lawn, and well-stocked planting beds.









## The Detail

The property is accessed via a uPVC entrance door opening into a porch, which leads through to the hallway with a staircase rising to the first floor and a doorway into the living room.

The living room features a marble fireplace with an inset coal-effect gas fire, a decorative timber-clad wall and front-facing windows, creating a comfortable reception space. Double glazed, glass-panelled doors open into the dining kitchen.

The dining kitchen is fitted with maple-effect units with brushed stainless steel handles and roller-laminated worktops incorporating a breakfast bar. Integrated Siemens appliances include an electric oven, gas hob and dishwasher. Additional features include useful understairs storage and side access to the driveway. French doors open into the uPVC double-glazed conservatory, which is fitted with blinds.

To the first floor, there are three bedrooms, all benefiting from built-in wardrobes, along with a shower room. Bedrooms two and three enjoy elevated views over Allestree and towards Allestree Park.

Externally, the property has a low-maintenance front garden with a driveway to the side. Decorative wrought iron gates lead to a continuation of the driveway and a single detached garage. The landscaped rear garden features paved seating areas, artificial lawn and well-stocked planting borders.











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## The Location

The property is situated just a short walk from Darley Abbey village and the beautiful Darley Park. Nearby Darley Abbey Mills, a designated World Heritage Site, sits on the banks of the River Derwent and features a picturesque weir. Darley Mills offers a range of dining and drinking options, including Darley's Restaurant, Lorentes Tapas and the Darley Abbey Wine Bar. The site also provides gym and fitness facilities, as well as a popular wedding venue.

Allestree is close by and is a highly sought-after residential suburb of Derby, located approximately three miles from the city centre. It offers an excellent range of local amenities, including the well-regarded Park Farm Shopping Centre.

There are excellent schools at all levels in the area, with the property falling within the catchment for the highly regarded Woodlands School.

Regular bus services operate to Derby city centre, and local recreational facilities include Woodlands Tennis Club, Allestree Park with its nature reserve and fishing lake, and Markeaton Park, which also offers boating and fishing lakes. Kedleston Golf Course is also nearby.

The property benefits from easy access to the A38, providing onward connections to the A50 and the M1 motorway. The location is particularly convenient for the University of Derby, Rolls-Royce, Royal Derby Hospital and Toyota.



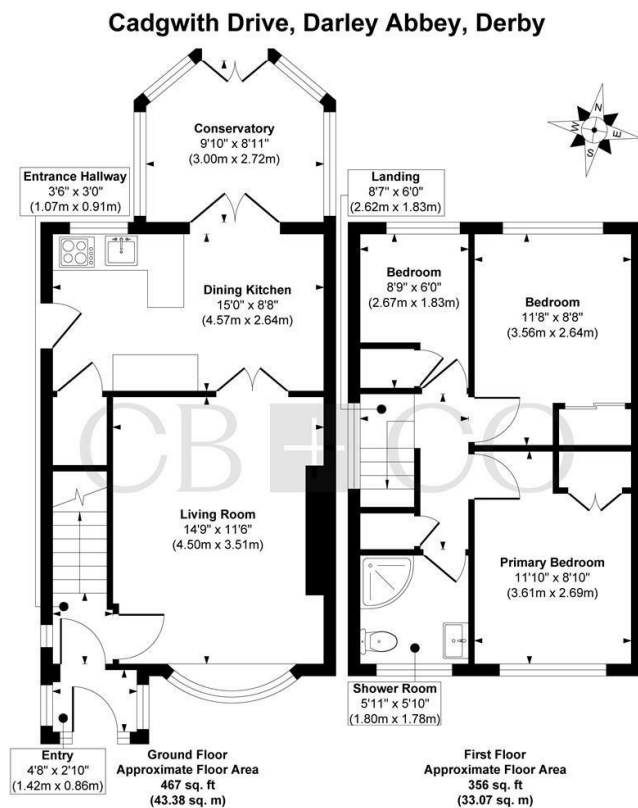












**Approx. Gross Internal Floor Area 823 sq. ft / 76.45 sq. m**

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

Produced by Elements Property

## The *Particulars*

- Three Bedroom Detached Home
- Exciting Potential for Cosmetic Updating & Re-Modelling
- Ideal First Time Buy or for Young Family
- Gas Central Heating & uPVC Double Glazing
- Porch, Entrance Hallway, Living Room & Conservatory
- Dining Kitchen with Integrated Appliances
- Three Bedrooms & Shower Room
- Driveway, Detached Single Garage & Landscaped Rear Garden
- Close to Excellent Local Shops & Amenities at Park Farm Centre
- No Chain Involved

### *Size*

Approx 823.00 sq ft

### *Energy Performance Certificate (EPC)*

Rating D

### *Council Tax Band*

C



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Let's *Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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