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Woodlands Road
Allestree, Derby
Offers in excess of: £310,000



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



SUPERB FAMILY HOME WITH ATTIC CONVERSION & TANDEM DOUBLE GARAGE - A well presented and extended traditional semi-detached home, occupying this delightful mature plot with landscaped garden, spacious timber framed summerhouse with SAUNA and there is a large tandem double detached garage. The property is located in this most convenient and sought after position just a short walk away from Allestree Park, local amenities on Blenheim Parade and Portway Junior School.

The property has been tastefully presented throughout and the accommodation has the benefit of gas central heating and uPVC double glazing with front windows and composite front door having been replaced in June 2016.

The accommodation in brief comprises: entrance hallway, lounge with log burner, spacious conservatory, dining room with open plan access to a well appointed kitchen with range cooker and utility area. The first floor landing leads to two generous double bedrooms, bathroom and a study area with staircase leading to the spacious attic bedroom with velux windows,

Outside, to the front of the property there is a generous gravelled driveway providing off road parking for around three to four cars. There is timber gated access to the side leading to the generous enclosed rear garden. The continuation of the driveway gives access to the tandem detached double garage. The landscaped rear garden offers an attractive lawned area with planting borders. There is also a generous timber framed summerhouse with built in sauna.





The Detail

This beautifully presented home offers a well-balanced layout, blending character features with modern comforts throughout and has the benefit of gas central heating and uPVC double glazing with front windows and composite front door having been replaced in June 2016.

A composite double-glazed door opens into a welcoming hallway with quarry tiled flooring, stairs to the first floor and a Hive smart thermostat. Engineered oak doors with glazed panels lead to the main living spaces.

The principal living room is centred around an exposed brick chimney breast with a multi-fuel cast iron log burner on a granite hearth, complemented by ceiling coving, a front-facing double-glazed window and French doors opening into the conservatory. The brick-based conservatory features double-glazed windows, a vaulted polycarbonate roof and a striking chequered tiled floor, with French doors providing access to the rear garden.

To the front, the dining area enjoys a slate tiled floor, ceiling coving and a double-glazed window, opening through to the kitchen. The kitchen is fitted with oak-fronted wall, base and drawer units, granite-effect work surfaces and a dual-fuel stainless steel range cooker. Additional features include a ceramic sink, under-stairs storage, tiled flooring, a rear-facing window and access to the utility area.

The utility continues the matching cabinetry and work surfaces and incorporates a stainless steel sink, integrated tall fridge/freezer, plumbing for a washing machine and housing for the wall-mounted Glowworm boiler. Double-glazed windows provide plenty of natural light, and a stable-style door opens directly to the garden.

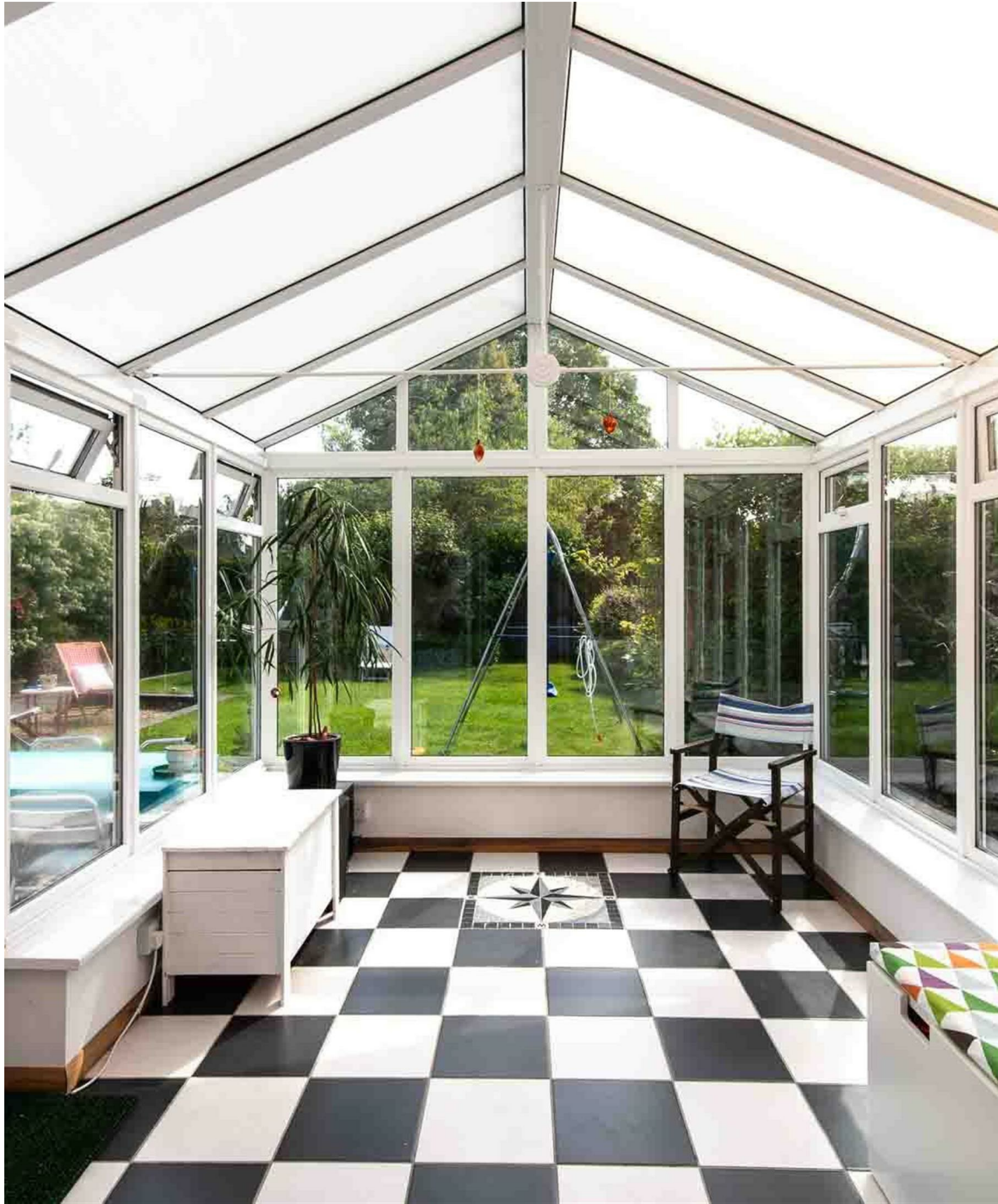


The first-floor landing features double-glazed French doors opening onto a Juliet-style balcony and a contemporary ladder-style radiator, with access to two bedrooms, a study area and the bathroom. The primary bedroom benefits from stained wooden floorboards, coving and a front-facing window, while the second bedroom also enjoys a front aspect and includes a built-in double wardrobe. The study provides a useful home-working space with additional storage. The bathroom is fitted with a white three-piece suite with shower over the bath, tiled walls, heated towel rail and obscure double-glazed window.

The second-floor attic bedroom is a generous and flexible space with power, lighting, four Velux double-glazed windows and eaves storage.

Outside, a hedgerow-fronted boundary and substantial gravelled driveway provide off-road parking for three to four vehicles, with gated side access to the rear garden and detached garage. The rear garden is well landscaped, featuring a raised lawn, established planting, gravelled seating areas, a decked area (requiring repair), log store, pond, timber summerhouse and mature trees and shrubs, all enclosed for privacy.

The detached tandem double garage measures approximately 9.70m x 2.97m and benefits from power, lighting and an up-and-over door. The summerhouse with sauna measures approximately 4.80m x 2.77m and includes power, lighting, windows and double doors, with a timber sauna providing a unique garden feature.





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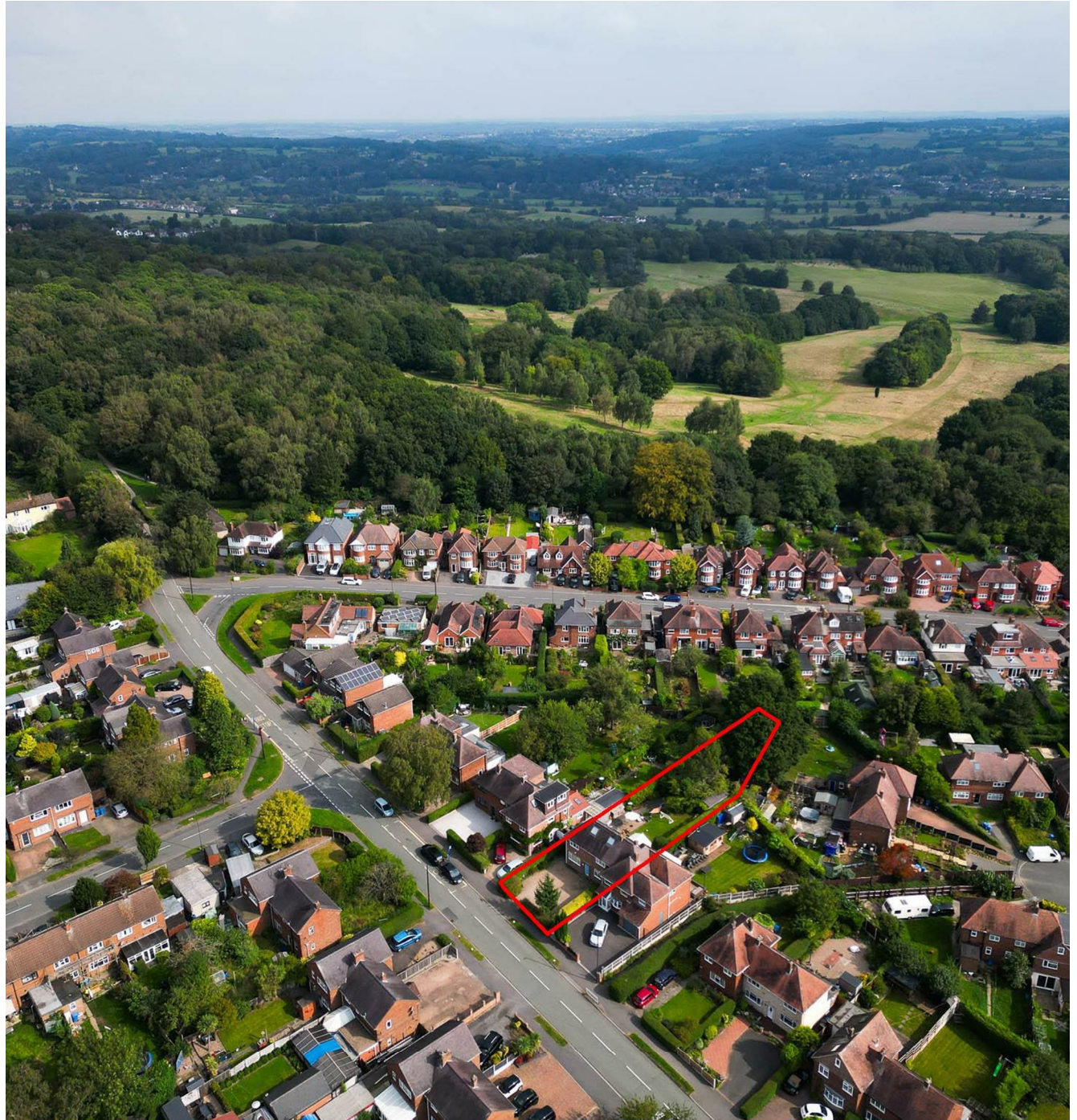
The Location

Allestree is a very popular residential suburb of Derby approximately three miles from the City centre and provides an excellent range of local amenities including the noted Park Farm shopping centre.

There are excellent local schools at all levels with the property falling within the catchment area for the noted Woodlands School Catchment and Portway Junior School that are both located just a few minutes walk away.

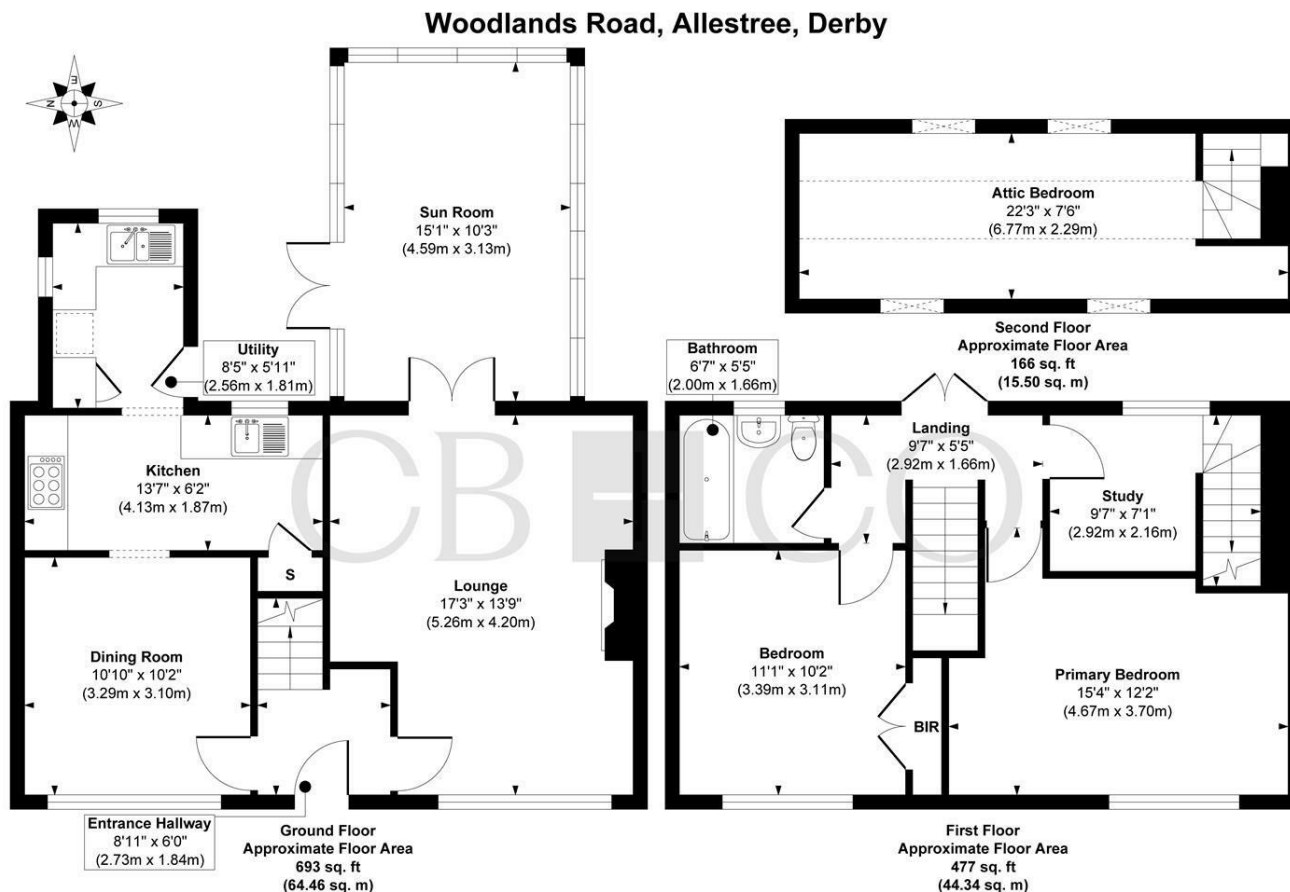
There are regular bus services to Derby City Centre and Local recreational facilities include Woodlands Tennis Club, Allestree Park with its golf course and fishing lake and Markeaton Park also having a boating and fishing lake together with Kedleston Golf Course.

There is easy access onto the A38 leading to the A50 and M1 motorway. The location is convenient for the University of Derby, Rolls-Royce, Royal Derby Hospital and Toyota.









The Particulars

- Spacious Extended Semi-Detached Home with Attic Conversion
- Tastefully Presented & Well Maintained
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Lounge with Log Burner & Spacious Conservatory
- Dining Area with Open Plan Kitchen with Range Cooker and Utility Area
- Three Double Bedrooms, Study Area & Bathroom
- Generous Gravelled Driveway & Tandem Detached Double Garage
- Large Timber Framed Summerhouse with Sauna & Generous Rear Garden
- Woodlands School & Portway Primary School Catchments
- Close to Allestree Park & Excellent Local Amenities

Size

Approx 1209.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

B

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Let's *Talk*

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