

CURRAN BIRDS + CO

Edith Wood Close
Alvaston, Derby
Offers in excess of: £250,000



CURRAN BIRDS + CO

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STUNNING TOWNHOUSE WITH DELIGHTFUL SOUTH FACING GARDEN -
A most stylish three double bedroom end townhouse, set within this delightful cul-de-sac position on the edge of Alvaston. This property offers high quality, beautifully proportioned accommodation that would be ideally suited to young professionals, family or first time buyers.

This superb home has undergone of comprehensive scheme of improvement and has been finished to an impressive specification. The property includes: entrance hallway, downstairs wc, superb breakfast kitchen, spacious lounge dining room with herringbone flooring and patio doors to the rear garden. Upstairs the property offers three double bedrooms and a four piece bathroom suite.

Outside, there is a block paved driveway with access to a good sized single integral garage with EV charger. A true feature of this quality home is the delightful south facing landscaped garden with stylish aluminium gazebo and decked seating area, porcelain paved patio, lawn with planting borders and quality timber framed shed/summerhouse.





The Detail

This impressive modern townhouse offers thoughtfully designed living across two well-appointed floors, with tasteful décor and quality finishes throughout.

Stepping into the entrance hallway, the attention to detail is immediately evident, with herringbone wood-effect flooring that extends into the spacious lounge dining room and creates a seamless flow through the ground floor. A convenient downstairs WC is positioned to the front of the property with two piece suite and window to the front.

The spacious lounge and dining area provide a spacious yet inviting setting, with dual aspect and enhanced by sliding patio doors that open out onto the delightful landscaped garden – ideal for both everyday living and entertaining. There is a door off the lounge dining room to the breakfast kitchen and stairs leading to the first floor.

The beautifully appointed breakfast kitchen is located at the rear of the property and is fitted with a range of cream shaker-style units, solid block work surfaces, and a suite of integrated appliances, including an induction hob, electric oven, extractor, and tall fridge freezer. A stainless steel sink with extendable mixer tap and a breakfast bar complete this practical yet stylish space. Access from the kitchen leads to understairs storage and an internal door to the garage.

Upstairs, all three bedrooms are well proportioned with built-in wardrobes to the first and second rooms and a pleasant rear outlook from the third. The four-piece family bathroom features travertine-style ceramic tiling, separate shower cubicle and a panelled bath, all finished with chrome fittings and an obscure-glazed window for privacy.

Outside, the property has a low maintenance frontage with cotswold stone and block paved driveway leading to a good sized integral garage has been cleverly adapted to include a utility area with worktop space, LED lighting, and plumbing for a washing machine – all accessible via an electric roll-up door and separate side access with EV charger.

A true feature of this beautiful home is the delightful south facing landscaped garden with stylish aluminium gazebo with decked seating area, porcelain paved patio, lawn with planting borders and quality timber framed shed/summerhouse. The garden also has stylish composite panelled fencing and also benefits from not being overlooked.







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The Location

The ever popular residential suburb of Alvaston, offers excellent access to local amenities, schools, and green spaces. The area benefits from good transport connections into Derby city centre and beyond, with nearby access to the A6, A52, and M1.

The beautiful Elvaston Castle Country Park and riverside pathways are within walking distance, providing opportunities for leisure and outdoor activities. Families will appreciate the proximity to well-regarded schools, and everyday conveniences such as shops, supermarkets, and cafés are just a short stroll away.

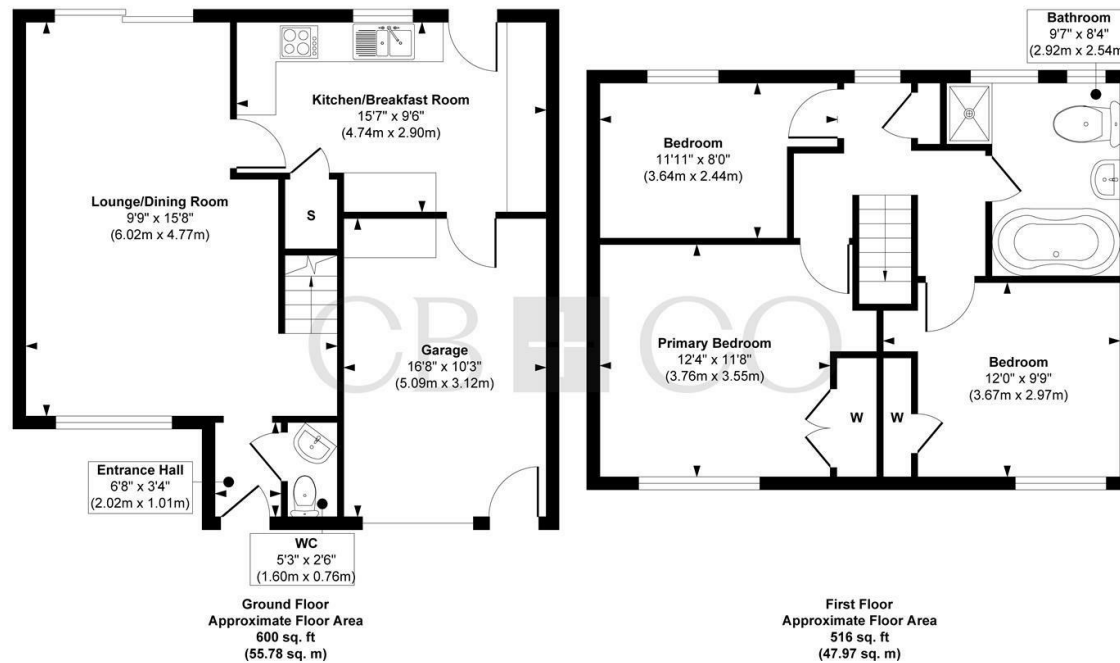
With excellent public transport links and major employers like Rolls-Royce and Pride Park nearby, this location is ideal for commuters and growing families alike.







Edith Wood Close, Alvaston, Derby



Approx. Gross Internal Floor Area 1116 sq. ft / 103.75 sq. m

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

Produced by Elements Property

The Particulars

- Beautifully Presented Three Bedroom End Townhouse
- Comprehensively Upgraded & Most Stylish Home
- Ideal Family Home or First Time Buy
- Entrance Hallway, WC & Spacious Lounge Dining Room
- Well Appointed Breakfast Kitchen with Integrated Appliances
- Three Double Bedrooms & Contemporary Four Piece Bathroom
- Block Paved Driveway & Good Sized Integral Garage
- Delightful Landscaped South Facing Rear Garden with Quality Shed
- Close to Elvaston Castle Country Park
- Easy Access to Rolls-Royce Main Site & Raynesway

Size

Approx 1116.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

A

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Let's *Talk*

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