

CURRAN  
BIRDS  
+ CO

Askerfield Avenue,  
£270,000





# CURRAN BIRDS + CO

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



IMMACULATE FAMILY HOME WITH STYLISH INTERIORS AND SOUTH-FACING GARDEN – Tucked away from the road, this beautifully presented three-bedroom home offers the perfect blend of contemporary design and everyday comfort. With an inviting open-plan lounge-diner, a thoughtfully designed kitchen featuring integrated appliances and a Belfast sink, and south-facing bedrooms that welcome in natural light, this home is ideal for both family life and entertaining. A private rear garden with patio and lawn areas provides a tranquil retreat, while the driveway accommodates two vehicles with ease. Recent upgrades, including a Vaillant boiler and new consumer unit (both installed in 2021), enhance the home's efficiency and peace of mind. Set within a friendly residential area and finished to a high standard throughout, this is a property that truly ticks all the boxes for modern living.









### The Detail

Approached via a well-planted front garden and private driveway, the property is entered via a storm porch and composite entrance door flanked by two frosted UPVC windows. Inside, the hallway provides a welcoming introduction, complete with a radiator, staircase to the first floor, and a spacious storage cupboard housing the tumble dryer. A convenient cloak cupboard adds practicality.

The heart of the home lies in its open-plan L-shaped lounge-diner, where natural light streams in through the UPVC window and rear-facing door, creating a seamless connection to the garden. The open plan kitchen is fitted with stylish shaker-style base units, a Belfast sink with swan neck mixer tap, limestone tile flooring, and attractive tiled splash-backs. Integrated appliances include a fridge-freezer, dishwasher, and washing machine, with space for a range cooker (available by negotiation).

Upstairs, the landing features loft access and an airing cupboard housing a Vailant condensing boiler, installed in 2021. The master bedroom benefits from a large front-facing window, built-in wardrobes, and a dedicated dressing area. Two south-facing rear bedrooms – one ideal as a home office – enjoy an abundance of natural light. The modern bathroom includes a rainfall shower over the bath, a wash basin, low-level WC, and a heated towel rail.

Outside, the rear garden is beautifully arranged with patio space, two lawn areas, mature shrub borders, and a garden shed. A side area provides discreet bin storage. Double glazing and modern central heating ensure year-round comfort.









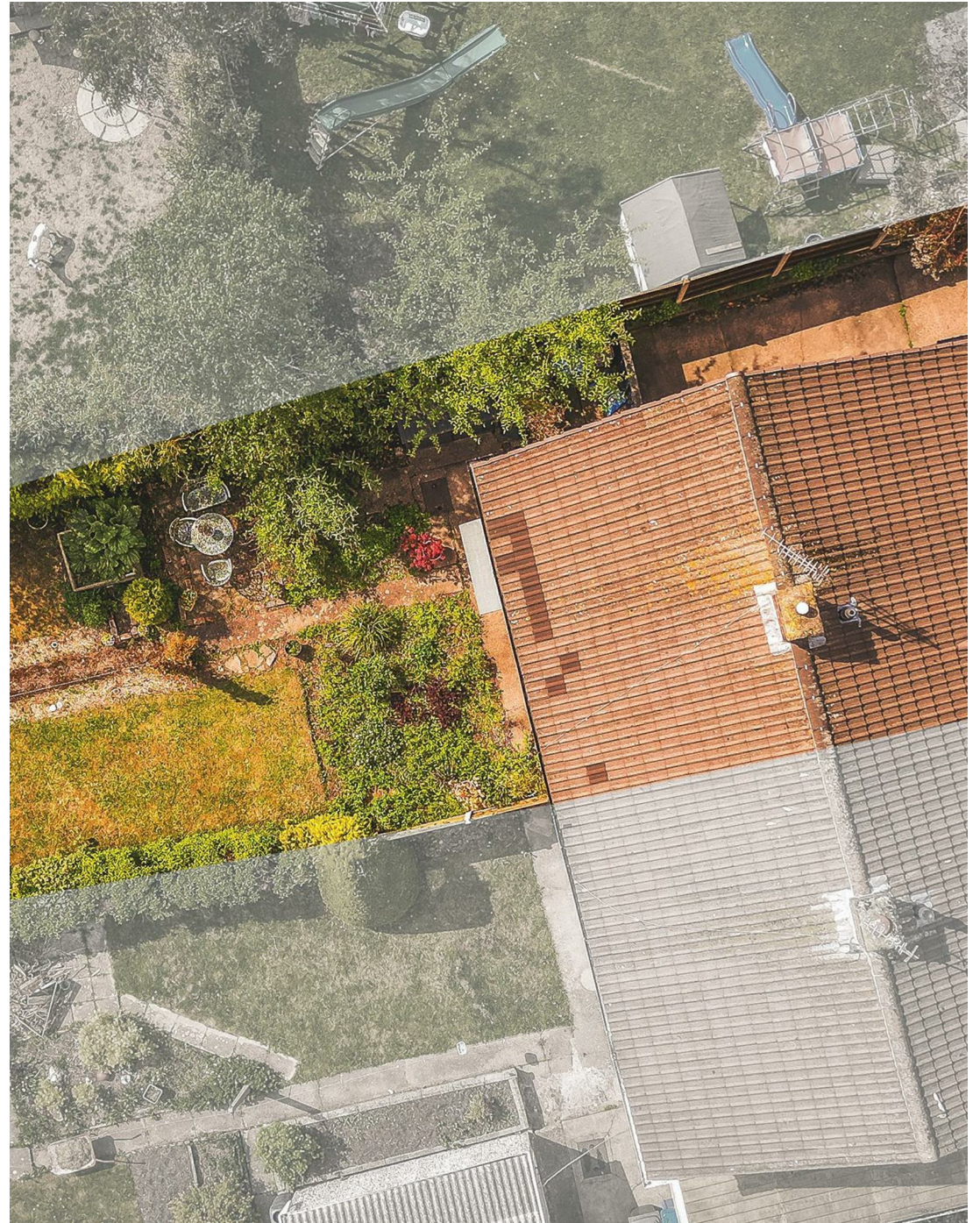


CURRAN BIRDS + CO



## The Location

Ideally positioned in a well-connected residential area, this property offers easy access to a wealth of local amenities. Markeaton Park is just a short distance away, offering expansive green space, play areas, a café, pitch & putt, and scenic walking routes—perfect for outdoor family time. The property is also conveniently located near the University of Derby, making it ideal for professionals and academics alike. Golf enthusiasts will appreciate the proximity to Kedleston Park Golf Club, while those seeking racquet sports can take advantage of Woodlands Tennis Club in nearby Allestree. Everyday essentials are within easy reach, with a local Co-op providing convenient grocery shopping, and several well-regarded primary schools close by. Excellent transport links offer swift access to Derby city centre and major routes, making this a practical and appealing location for families and commuters.



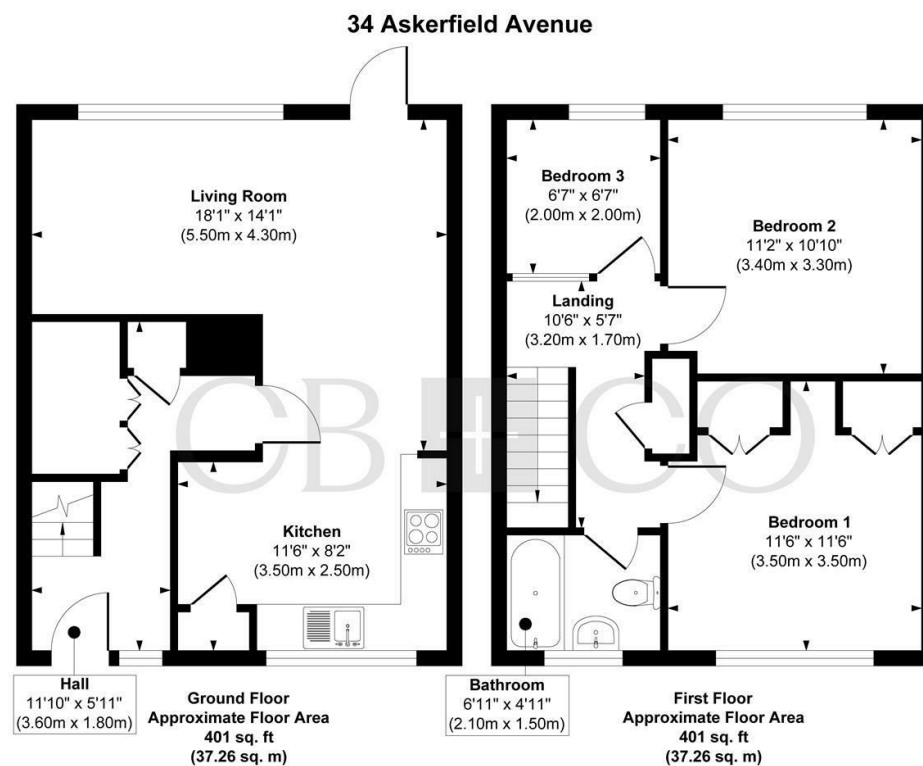












**Approx. Gross Internal Floor Area 802 sq. ft / 74.52 sq. m**

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

Produced by Elements Property

## The Particulars

- Contemporary Open-plan Lounge-diner With Garden Access, Ideal For Entertaining
- Stylish Shaker-Style Kitchen With Limestone Tile Flooring, & Integrated Appliances
- Three Well-Proportioned Bedrooms, Including Spacious Master With Fitted Wardrobes
- Modern Family Bathroom With Rainfall Shower
- Hallway With Storage & Separate Cloak Cupboard
- Attractive South Facing Rear Garden With Patio, Lawn Areas, And Mature Planting
- Driveway Providing Off-Street Parking For Two Vehicles
- Close To Markeaton Park Offering Green Space, Playgrounds, Café, And Recreational Facilities
- Well-Served By Local Amenities Including Co-Op, Primary Schools, And Easy Access To University Of Derby, Kedleston Golf Club, And Woodlands Tennis Club
- Ideal First Time Buy

### Size

Approx 802.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

C



# CURRAN BIRDS + CO

Let's *Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved