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Menin Road  
Allestree, Derby  
£625,000



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



**STUNNING EXTENDED BUNGALOW** - A truly immaculate, contemporary-styled, extended four/five-bedroom detached bungalow, occupying a highly convenient and much sought-after cul-de-sac position off Kedleston. Ideally located, the property is within a short walk of Markeaton Park and the surrounding open countryside.

The property offers approximately 1,500 square feet of beautifully appointed accommodation and features a stunning open-plan living/dining kitchen, complete with large aluminium sliding patio doors opening onto the landscaped rear garden.

The accommodation briefly comprises: an entrance hallway, a superb open-plan living/dining kitchen, utility room, four double bedrooms, a fifth bedroom/snug, and a contemporary bathroom. The primary bedroom also benefits from a stylish en-suite shower room.

Externally, the property sits on a generous plot, set well back from the road, with a spacious tarmac driveway leading to a single attached garage. To the rear, there is a delightful landscaped garden featuring a generous lawn, well-stocked planting borders, and a raised timber decked seating area.





## The Detail

The property opens into a welcoming entrance hall featuring an inset window with side panel, oak flooring, and access via a ladder to a boarded loft with lighting, providing useful additional storage.

A particular highlight of this superb bungalow is the exceptionally spacious open-plan living, dining and kitchen area. This bright and sociable space benefits from oak flooring and two sets of aluminium double-glazed sliding doors, which open onto a raised deck and the private rear garden.

The kitchen is fitted with a range of wall and base units with matching worktops and concealed lighting, along with a double stainless steel sink. Integrated appliances include a Neff induction hob with concealed extractor, two Neff electric ovens, a Neff microwave, fridge/freezer, and a Bosch dishwasher. A matching island unit provides additional storage, with a wine cooler available by separate negotiation. A separate utility room offers space and plumbing for laundry appliances, along with fitted shelving, an extractor fan and a heated towel rail.

The primary bedroom is a generous double, complete with fitted sliding wardrobes and a double-glazed window. It also benefits from a superb contemporary en-suite shower room, featuring a walk-in shower, wash basin set within a vanity unit, and a low-level WC, all finished with tiled splashbacks and flooring, recessed downlighters, an extractor fan, and an LED mirror.

There are four further versatile rooms, all with matching oak flooring and double-glazed windows, ideal for use as additional bedrooms, a snug or a home office, with some also benefiting from fitted wardrobes.

The contemporary bathroom comprises a bath with shower over and glass screen, a wash basin with storage, and a low-level WC, complemented by tiled splashbacks and flooring, recessed downlighters, an extractor fan and an LED mirror.

Externally, the property is set back behind a low-maintenance front garden with a stone retaining wall and purple slate beds. A generous tarmac driveway leads to a good-sized single attached garage.

The private, enclosed rear garden is a particular feature, offering a generous lawn, well-stocked borders, and a large timber-decked area, ideal for outdoor entertaining.







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## The Location

Allestree is one of Derby's most sought-after residential suburbs, located approximately three miles north of the city centre. The area is well regarded for its blend of green surroundings, excellent amenities, and convenient access to major transport routes. The popular Park Farm Shopping Centre offers a wide range of everyday conveniences including supermarkets, cafés, independent shops, and services, while the nearby A38 and A50 provide fast connections to the M1 motorway and surrounding areas.

The location is ideal for professionals and families alike, being within easy reach of the University of Derby, Rolls-Royce, Royal Derby Hospital, and Toyota.

For leisure and recreation, Allestree offers an abundance of green space and sports facilities. The stunning Allestree Park and Nature Reserve is right on the doorstep, featuring woodland walks, open parkland, and an 18-hole golf course at Kedleston Golf Club just a few minutes' drive away. Residents can also enjoy Woodlands Tennis Club, Markeaton Park with its additional courts and play areas, and modern gym facilities at both Park Farm Centre and the University of Derby.

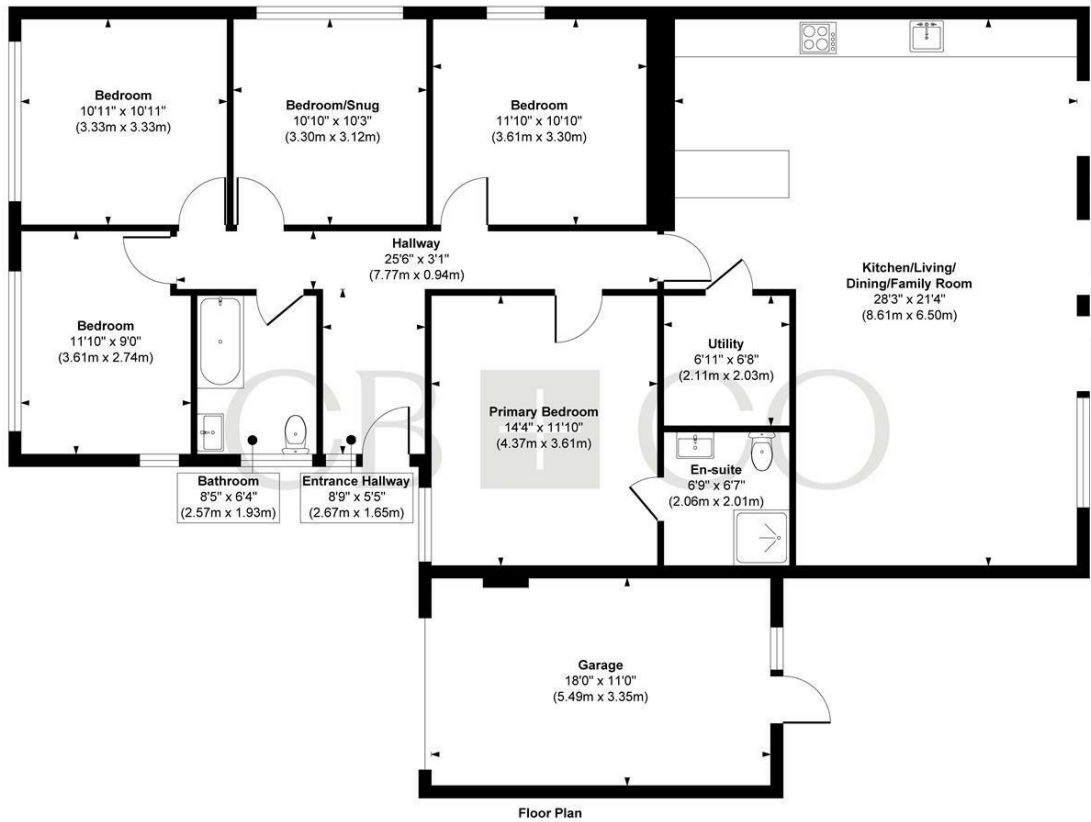
Families are particularly drawn to Allestree for its highly regarded schools, including Woodlands Secondary School and several well regarded local Primary Schools.







**Menin Road, Allestree, Derby**



*The Particulars*

- Most Spacious Extended Contemporary Styled Detached Bungalow
- Well Established Mature Residential Cul-de-Sac Location off Kedleston Road
- Around 1500 Square Feet of Beautifully Appointed Living Accommodation
- Stylish Contemporary Fittings & Presentation
- Entrance Hallway, Stunning Extended Open Plan Living Dining Kitchen & Utility Room
- Four Bedrooms, Snug/Bedroom Five, Contemporary Bathroom & En-Suite
- Generous Driveway, Good Sized Single Attached Garage
- Generous Mature Garden - Beautifully Landscaped with Decked Seating Area
- Close to Excellent Local Shops & Amenities
- Close to Open Countryside & Kedleston Country Estate

*Size*

Approx 1705.00 sq ft

*Energy Performance Certificate (EPC)*

Rating C

*Council Tax Band*

D

**Approx. Gross Internal Floor Area 1705 sq. ft / 158.39 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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*Let's Talk*

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