

CURRAN
BIRDS
+ CO

Slater Avenue
Off Ashbourne Road, Derby
£250,000



CURRAN BIRDS + CO

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



EXTENDED HOME WITH GENEROUS GARDEN – Tucked away just off Ashbourne Road, this extended three-bedroom semi-detached home offers a rare blend of traditional character and open-plan living, all within walking distance of Derby city centre and Markeaton Park.

This property offers an inviting and well proportioned layout, period-style fireplace, and feature log burner, the home brings warmth and character to a versatile family space. A modern, well-equipped kitchen opens into light-filled reception areas, ideal for entertaining or relaxing in comfort. The double-storey rear extension adds valuable space, including a private en-suite to the primary bedroom.

Outside, the property truly comes into its own, with a sizeable rear garden boasting mature trees, a summer house with power, and a timber decked area. Off-street parking via a block paved driveway completes this most conveniently positioned city home, offering both convenience and charm in a sought-after central location.









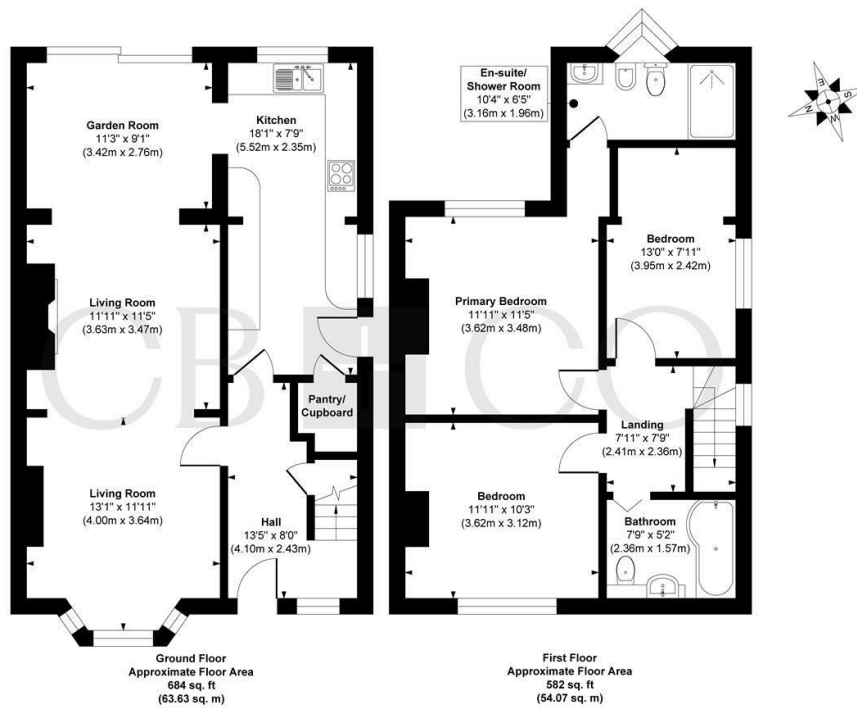
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Approx. Gross Internal Floor Area 1266 sq. ft / 117.70 sq. m

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

Produced by Elements Property

The Particulars

- Traditional Extended Semi-Detached Home
- Generous Enclosed Rear Garden with Summerhouse
- Popular Location off Ashbourne Road
- Close to Several Derby University Sites
- Entrance Hallway & Extended Kitchen with Pantry
- Spacious Living Room with Log Burner & Garden Room
- Three Double Bedrooms, Bathroom & En-Suite
- Driveway & Front Gardens
- Close to City Centre & Markeaton Park
- Excellent Access to Road Networks with A38 & A52

Size

Approx 1200.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

B

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Let's *Talk*

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