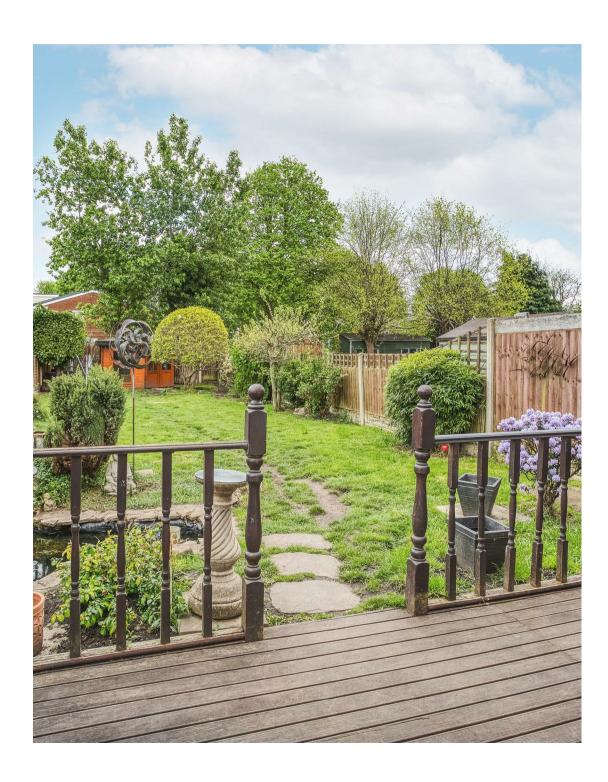


Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



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.

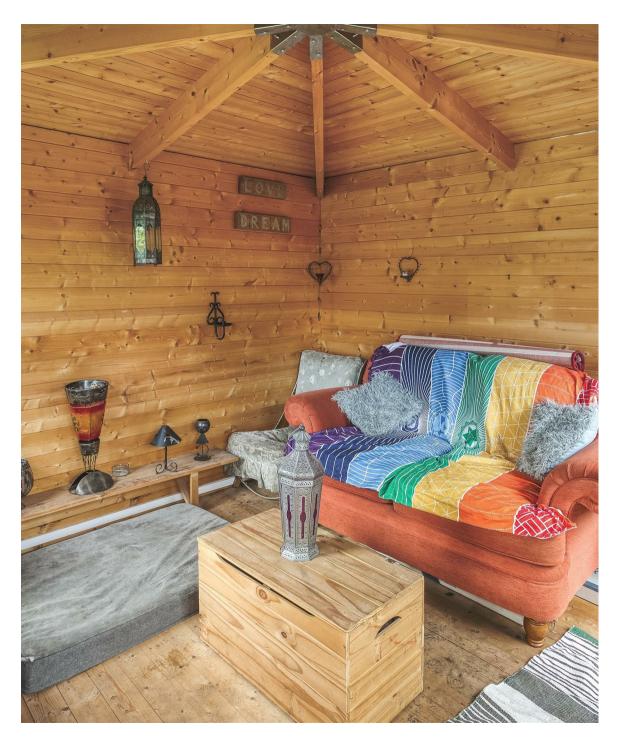
This property offers an inviting and well proportioned layout, period-style fireplace, and feature log burner, the home brings warmth and character to a versatile family space. A modern, well-equipped kitchen opens into light-filled reception areas, ideal for entertaining or relaxing in comfort. The 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.



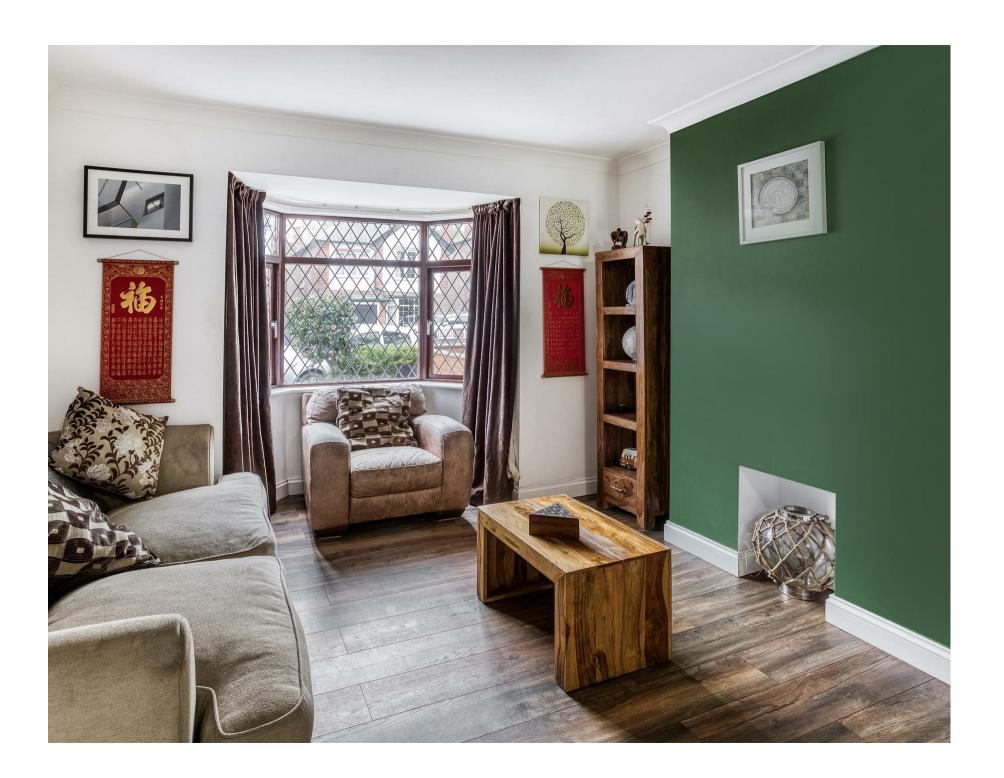






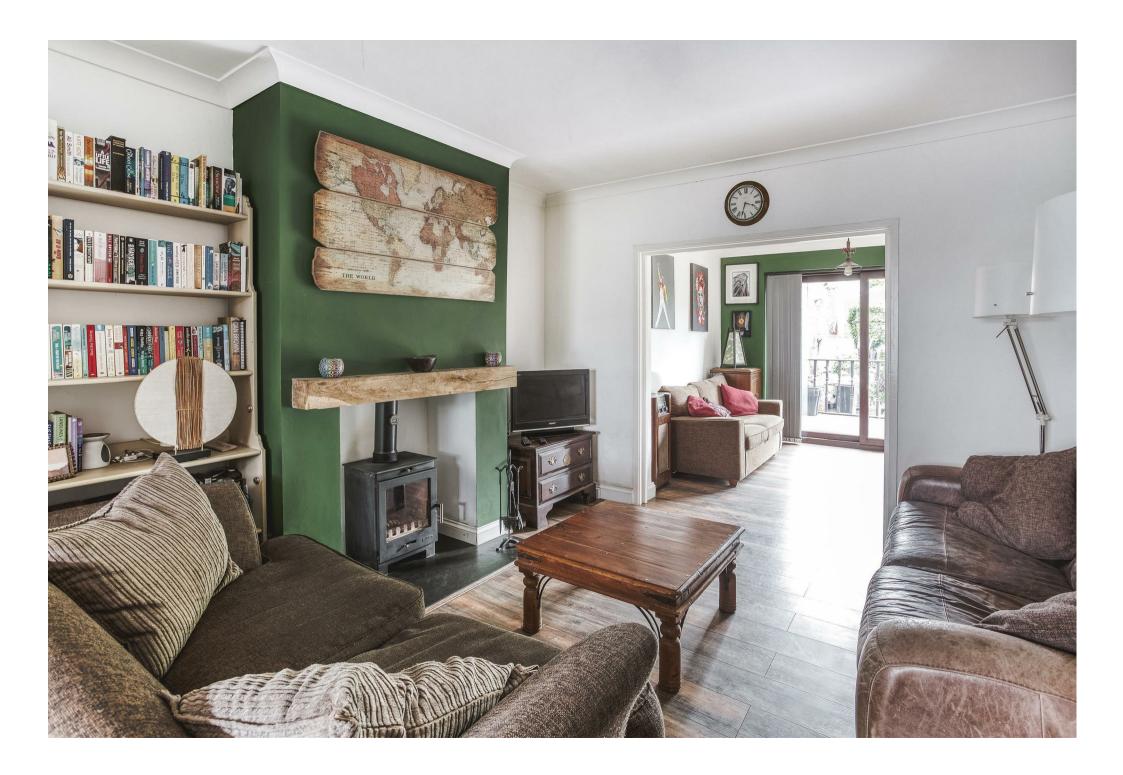


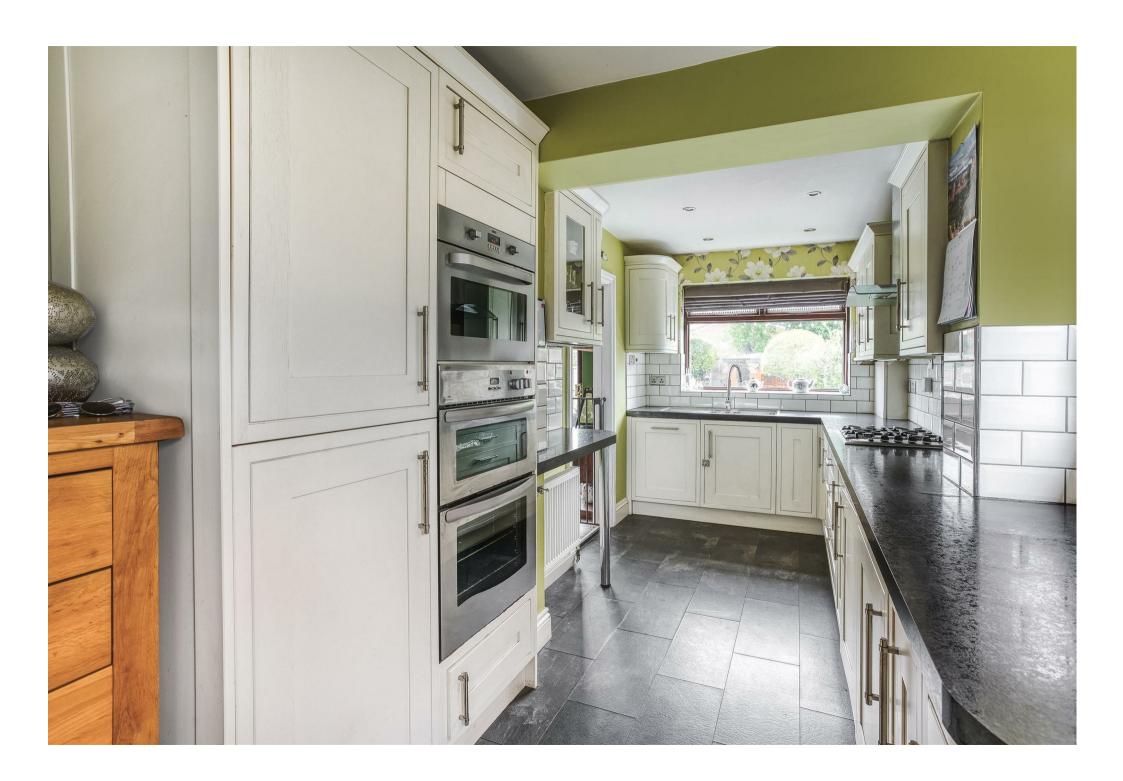




# CURRAN BIRDS







## Garden Room 11"3" x 9" (3.42m x 2.76m) | South | Sout

Slater Avenue, Off Ashbourne Road, Derby

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 Roa
- Close to Several Derby Univesity 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 f

Energy Performance Certificate (EPC)

Rating

Council Tax Band

В

### CURRAN BIRDS TO CONTRIBUTE CONTRI

### 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.