

CURRAN  
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Otterburn Drive  
Allestree, Derby  
£475,000



# CURRAN BIRDS + CO

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



**SUPERB EXTENDED FAMILY HOME** - A beautifully presented, extended four bedroom detached family home, occupies this delightful cul-de-sac position off Lambley Drive and just a short walk from local green space and pathways leading into Markeaton Park. The property has been thoughtfully extended and improved with the highlight being a superb ground floor extension with an open plan living dining and living area have a semi-vaulted ceiling and french doors and window onto the delightful rear garden. The dining area offers open plan access to a beautifully appointed dining kitchen.

This property has been sympathetically extended with a ground floor extension to the rear and first floor extension to the side and the layout in brief comprises: entrance hallway, ground floor wc, sitting room with bay window and the superb open plan kitchen, dining and living area. There is also a separate utility room. The first floor landing leads to four bedrooms including the primary bedroom with en-suite, three further bedrooms and contemporary bathroom.

Externally the property offers a delightful private and enclosed rear garden, wide driveway, and integral garage, this home offers a comfortable and well-balanced layout in a popular location.





### The Detail

An extended and beautifully appointed four bedroom detached family home, occupying this delightful mature cul-de-sac position off Lambley Drive, located within easy reach of excellent local amenities, reputable schooling and Markeaton Park.

The entrance hallway provides a welcoming introduction with a tiled floor, useful storage under the stairs and doors giving access to a downstairs cloakroom wc, sitting room and superb open plan kitchen area. To the front of the home, the sitting room features a deep bay window, media connections and a feature fireplace with gas fire and surround. To the rear, the open-plan living dining kitchen is the standout space—well laid out for day-to-day living or entertaining. The kitchen is fitted with a range of cabinets and worktops, a double oven, gas hob, and space for appliances. It opens into a dining area and extended living area which is a superb light space with high semi-vaulted ceiling, window overlooking the rear garden, french doors and a velux window. There is also a separate utility room offering further units and worktops, as well as access to the garden and boiler.

Upstairs, the split-level landing connects four bedrooms. The primary bedroom has built-in wardrobes and en-suite shower room. Spacious extended bedroom two runs the full depth of the house, offering space for sleeping and a separate study or dressing area. There's also a contemporary family bathroom.

Outside, the home has a wide frontage with driveway and single integral garage. The delightful rear garden is enclosed and neatly maintained, with lawn, patio and mature planting offering a good degree of privacy.







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## The Location

Allestree is a very popular residential suburb of Derby approximately three miles from the city centre and provides an excellent range of local amenities including the noted Park Farm Shopping Centre with fast transport links to the A38 and A50 leading to the M1 motorway. The location is convenient for the University of Derby, Rolls-Royce, Royal Derby Hospital and Toyota.

Recreational facilities include a beautiful 18 hole golf course at Kedleston located just a few minutes drive away and Woodlands Tennis Club is within walking distance of this property as well as tennis courts at Markeaton park and nature reserve close by. There are also Gym facilities available at Derby University and Park Farm Centre.

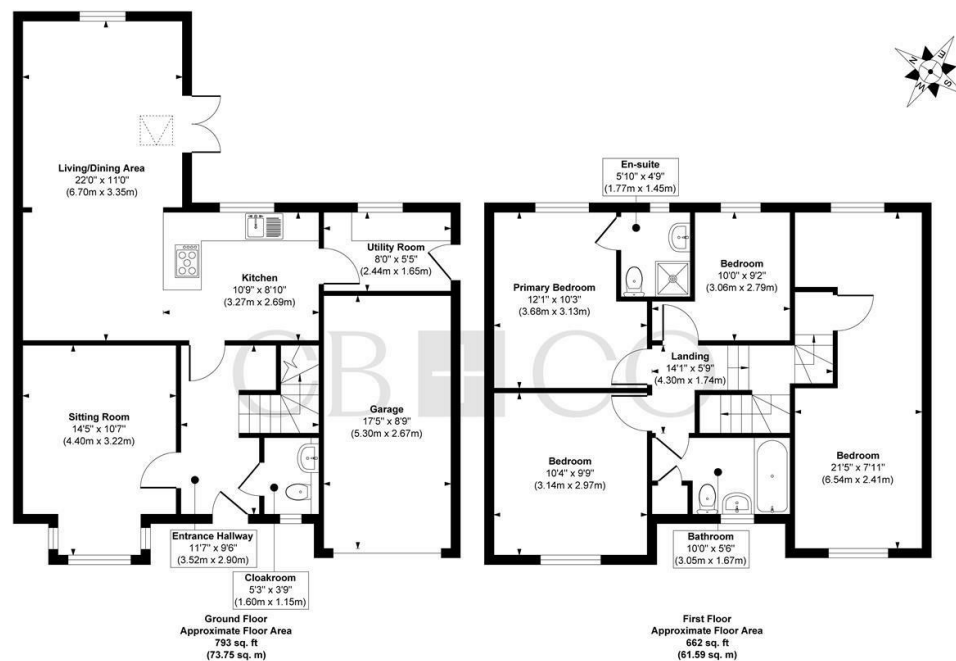
Excellent educational facilities are close at hand to include Lawn and Portway primary school and Woodlands secondary school. Private education is also available at Derby High School and Derby Grammar School for Boys both situated in Littleover approximately three miles away.







**Otterburn Drive, Allestree, Derby**



**Approx. Gross Internal Floor Area 1455 sq. ft / 135.34 sq. m (Including Garage)**

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

## The Particulars

- Superb Extended Detached Family Home
- Delightful Cul-de-Sac Position close to Markeaton Park
- Entrance Hallway, WC & Sitting Room with Bay Window
- Superb Extended Open Plan Living Dining Room
- Well Appointed Open Plan Kitchen & Separate Utility Room
- Four Bedrooms, Contemporary Bathroom & En-Suite
- Delightful Private & Enclosed Landscaped Gardens
- Woodlands School Catchment Area
- Close to Excellent Local Amenities & Derby University
- Close to Open Countryside & Kedleston Hall Country Estate

### Size

Approx 1455.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

D

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Let's *Talk*

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