

CURRAN
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CO



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Permit
holders
only

D 3 7 2 0 5

Carrington Street, DE1 2LY

£250,000



CURRAN BIRDS + CO



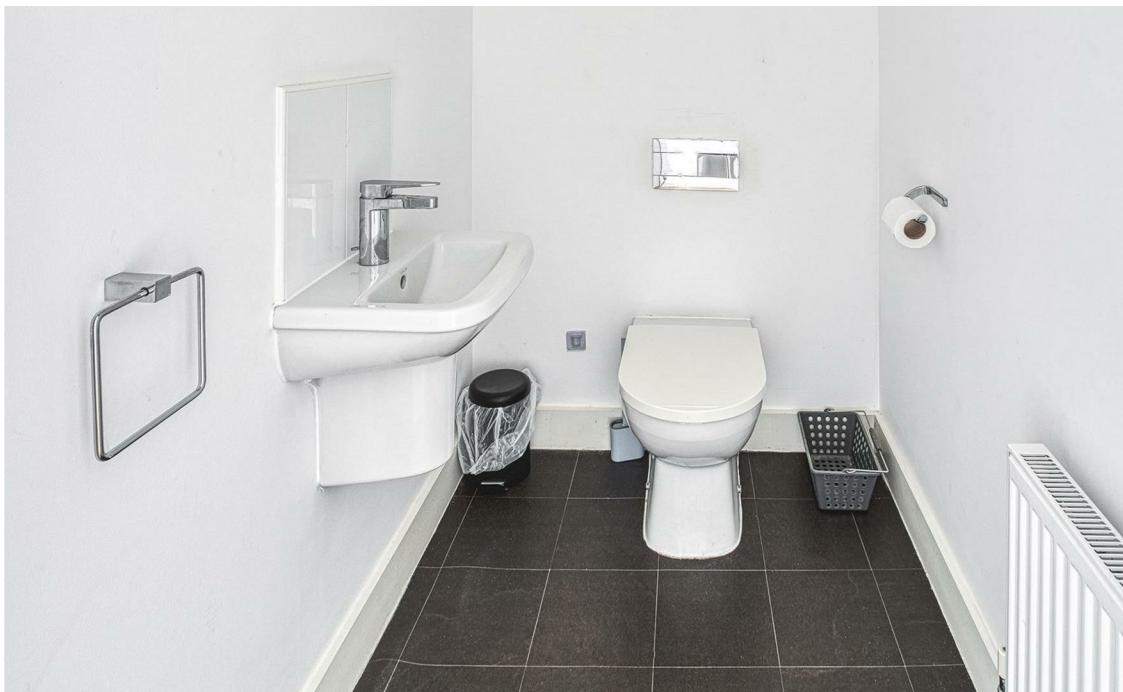
Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



NO CHAIN, IDEAL FIRST TIME BUY - Positioned within the popular Castleward development, this contemporary three-bedroom home presents a smart blend of modern design and city-centre convenience. Thoughtfully arranged living spaces offer a practical yet stylish setting suited to both everyday life and entertaining.

Coordinated finishes and generous natural light create an inviting atmosphere throughout. The rear lounge opens directly onto an easy-maintenance garden, while the well-appointed kitchen sits neatly at the front, ideal for modern living. With an en suite to the principal bedroom, leased parking, and a short walk to Derby railway station and Derbion shopping centre, this is a home designed for ease, comfort, and a connected urban lifestyle.





The Detail

The property is entered via a storm porch leading into a welcoming hallway, finished with durable laminate flooring and enhanced by natural light from a frosted window. To the front, the kitchen is fitted with high-gloss wall and base units, integrated Zanussi appliances, and recessed lighting, creating a practical and contemporary workspace. A ground-floor WC and useful understairs storage add everyday functionality.

At the rear, the lounge offers a comfortable living area with French doors opening onto the easy-maintenance garden, allowing a seamless flow between indoor and outdoor space. Upstairs, the first-floor landing is bright and airy, leading to three well-proportioned bedrooms. The principal bedroom benefits from an en suite shower room and dedicated recess area for wardrobes, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property benefits from a leased parking space located within the rear courtyard, available at a cost of £133.60 per annum, providing a practical solution for city-centre living.





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The Location

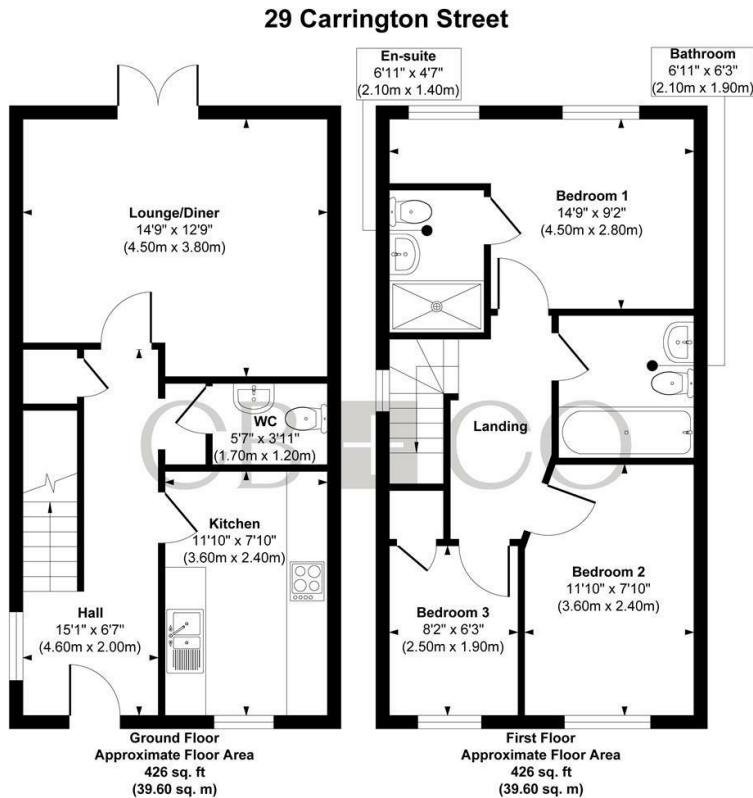
Castleward has quickly established itself as one of Derby's most convenient residential settings, combining modern living with easy access to the city centre. Derby railway station is just a short walk away, making this an excellent choice for commuters, while Pride Park and the shopping centre offer a wide range of retail, leisure, and dining options.

The area is well served by everyday essentials, fitness facilities, and riverside walks that add a welcome sense of balance to city life. Independent cafés, casual eateries, and popular local pubs contribute to a lively yet well-considered community feel. With a school close by and excellent transport connections, the location supports both practical needs and an enjoyable day-to-day lifestyle.









The *Particulars*

- Three Bedroom Contemporary End Townhouse
- Sought After Castleward Development
- Modern Fitted Kitchen With Zanussi Integrated Appliances
- Rear Lounge With French Doors
- Ground Floor WC And Storage
- Principal Bedroom With En Suite
- Low Maintenance Rear Garden
- Leased Allocated Parking Space
- Ideal First Time Buy
- No Upward Chain

Size

Approx 852.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

B

CURRAN BIRDS CO

The logo consists of the company name 'CURRAN BIRDS CO' in a large, white, serif font. To the left of the word 'CURRAN' is a white square containing a black plus sign (+).

Let's Talk

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