

CURRAN
BIRDS
+ CO

Kildrummy Close
Chellaston, Derby
£239,950



CURRAN BIRDS + CO

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



NO CHAIN - A spacious and well proportioned three bedroom end townhouse, set within this pleasant cul-de-sac location on the edge of Chellaston. This property was built by David Wilson homes and offers a spacious layout with generously proportioned rooms and would be ideally suited to a first time buyer, young family or investor. Located close to shops, parks and road links, it offers a balanced lifestyle for those seeking both accessibility and space.

The property features an entrance hallway, living room, contemporary styled dining kitchen with french doors to the garden and convenient downstairs wc. The first floor landing gives access to three well proportioned bedrooms and a contemporary bathroom.

Outside, there is an allocated parking space to the front and an enclosed rear garden offering a decked seating area and lawn.





The Detail

This modern end-townhouse offers a thoughtfully arranged layout with good proportions throughout. The entrance hallway leads into a bright and welcoming lounge with wood-effect flooring and a front-facing window. To the rear, a stylish kitchen diner spans the full width of the property and features a range of contemporary units, wooden work surfaces, integrated appliances, and space for a dining table. French doors open directly onto the rear garden, creating a natural flow between indoor and outdoor spaces. A useful understairs cupboard provides extra storage, and there is a rear lobby with access to the garden and a ground floor WC.

Upstairs, the landing provides access to a loft and airing cupboard, with three well-proportioned bedrooms and a neatly appointed bathroom. The main and second bedrooms are generous doubles, while the third bedroom offers versatility as a single bedroom or study. The bathroom includes a full-size bath with electric shower and rainfall head, along with WC and basin, finished with neutral tiling and modern fittings.

Externally, the home benefits from an allocated parking space to the front. The rear garden is fully enclosed and features a decked seating area, lawn, shed, and gated access.







CURRAN BIRDS + CO

The Location

Chellaston is a well-established residential area known for its community feel and access to everyday amenities. The property is positioned close to a useful range of local shops, including a convenience store and supermarket, while nearby parks and green spaces provide opportunities for walking and recreation.

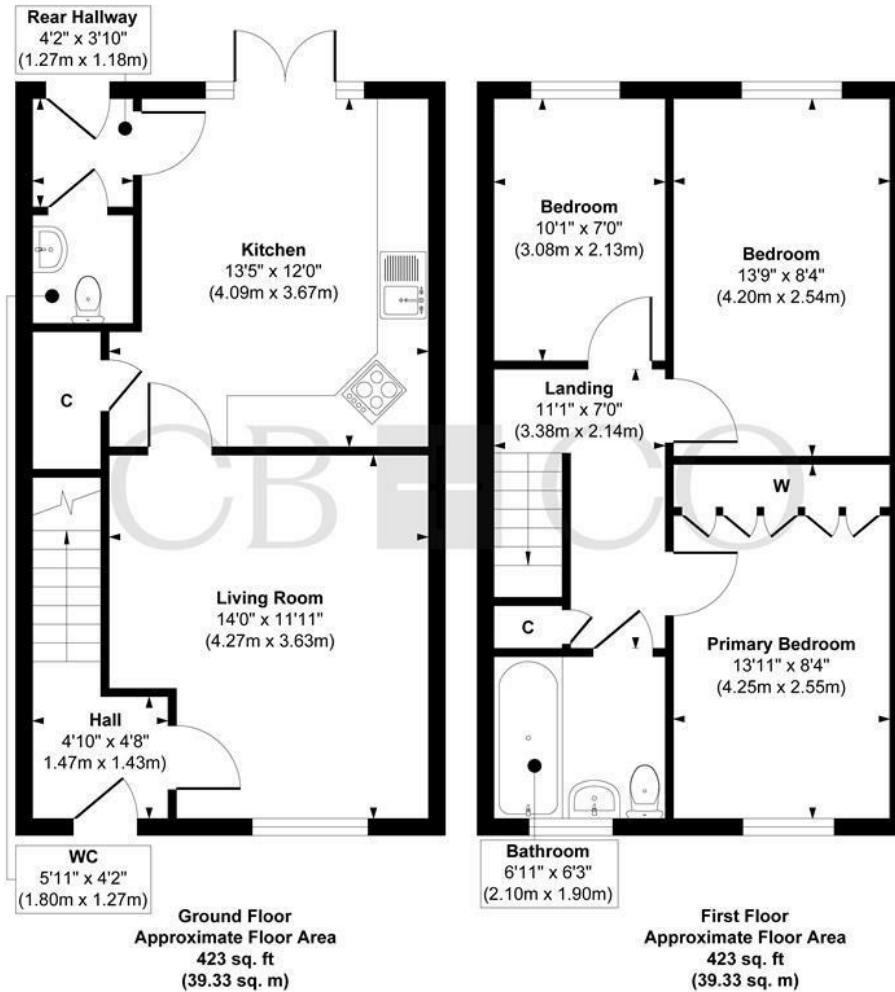
Families are well catered for with a choice of schools in the surrounding area, and there's a selection of cafes, public houses and takeaways close by. The neighbourhood enjoys a quiet and safe atmosphere, making it a popular choice for both families and professionals seeking a balanced lifestyle with easy access to Derby's wider facilities.







Kildrummy Close, Chellaston, Derby



Approx. Gross Internal Floor Area 846 sq. ft / 78.66 sq. m

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

Produced by Elements Property

The Particulars

- Spacious Modern Three Bedroom End Townhouse
- Built by David Wilson Homes - Cul-de-Sac Location
- Ideal for Young Families or First Time Buyer
- Entrance Hallway & Spacious Living Room
- Contemporary Dining Kitchen, Rear Hallway & WC
- Three Well Proportioned Bedrooms & Bathroom
- Parking Space & Enclosed Rear Garden
- Close to Excellent Local Shops & Amenities
- Chellaston Academy Catchment Area
- No Chain Involved

Size

Approx 846.00 sq ft

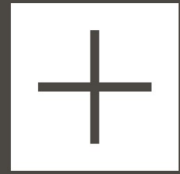
Energy Performance Certificate (EPC)

Rating

Council Tax Band

C

CURRAN BIRDS + CO



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.