

CURRAN  
BIRDS  
+ CO

Grange Road  
Alvaston, Derby  
Offers in excess of: £240,000

# CURRAN BIRDS + CO

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



WELL PRESENTED HOME WITH SUPERB OPEN PLAN DINING KITCHEN – A beautifully presented traditional 1930's style, three bedroom bay fronted semi-detached home with detached garage and generous landscaped garden. The property would be ideally suited to first time buyers or young families and is set within this highly sought after position off Shardlow Road close to excellent local amenities.

This well presented home in brief comprises: entrance hallway, lounge with bay window and folding doors leading to a spacious open plan dining kitchen with patio doors to rear garden. The first floor landing leads to three bedrooms including two generous double bedrooms with built in wardrobes and a bathroom.

Outside the property offers a generous landscaped garden with paved patio, generous lawn and planting borders. There is a full width block driveway with gated access to a detached garage/workshop





## The Detail

The home opens into a bright hallway with grey wood grain flooring and a panelled staircase. To the front, the living room features a bay window, a cast iron coal-effect gas stove, and a tiled hearth with oak beam lintel.

At the rear, the kitchen and dining area is fitted with cream shaker-style units, granite effect worktops, a breakfast bar, and metro tile splashbacks. There's space for freestanding appliances, and sliding doors open directly onto the rear patio and garden.

Upstairs, the main bedroom includes a bay window, window seat, and fitted wardrobes. The second double overlooks the rear garden and features a dressing area and built-in storage. The third bedroom offers flexibility as a child's room or home office. The bathroom is fitted with a white three-piece suite, electric shower, glazed screen, and chrome fittings.

Outside, the block-paved driveway provides ample off-road parking and leads to a detached brick-built garage. The rear garden features a shaped lawn, paved patio, planted borders, and a pleasant open aspect to the rear.







CURRAN BIRDS + CO

## The Location

Grange Road is positioned in the heart of Alvaston, offering excellent access to local amenities, schools, and green spaces.

The area benefits from good transport connections into Derby city centre and beyond, with nearby access to the A6, A52, and M1.

Alvaston Park and the riverside pathways are within walking distance, providing opportunities for leisure and outdoor activities. Families will appreciate the proximity to well-regarded schools, and everyday conveniences such as shops, supermarkets, and cafés are just a short stroll away.

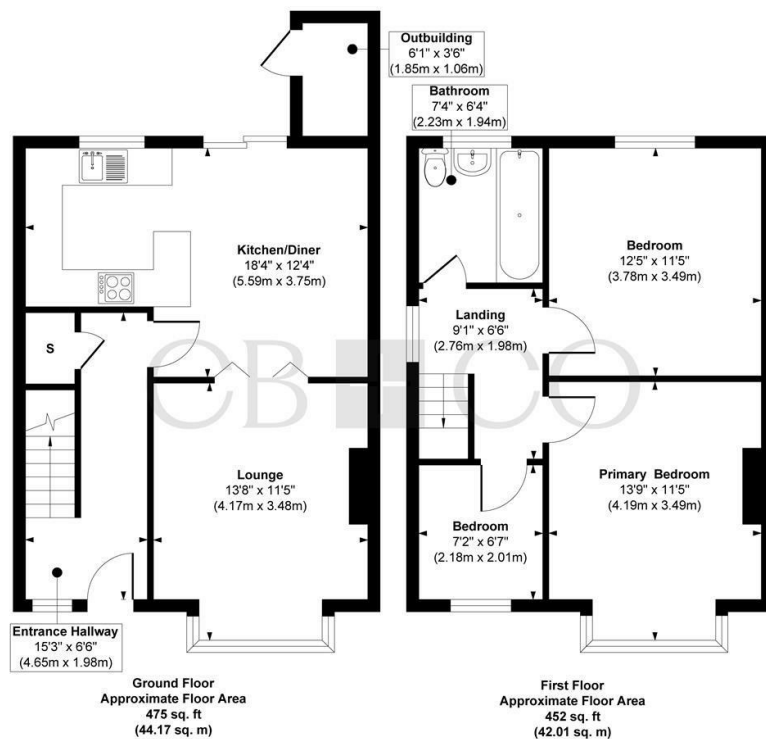
With excellent public transport links and major employers like Rolls-Royce and Pride Park nearby, this location is ideal for commuters and growing families alike.







## Grange Road, Alvaston, Derby



**Approx. Gross Internal Floor Area 927 sq. ft / 86.18 sq. m (Including Outbuilding)**

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

Produced by Elements Property



## The Particulars

- Well Presented 1930's Style Semi-Detached Home
- Ideal for Young Families & First Time Buyers
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway & Stylish Lounge with Bay Window
- Superb Open Plan Dining Kitchen with Patio Doors to Rear Garden
- Three Bedrooms & Bathroom
- Full Width Block Paved Driveway & Garage/Workshop
- Generous Plot & Landscaped Rear Gardens
- Close to Excellent Local Shops & Amenities
- Easy Access to Rolls-Royce Raynesway & Sinfin Sites

### Size

Approx 927.00 sq ft

### Energy Performance Certificate (EPC)

Rating

Council Tax Band

B

# 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.

© Curran Birds + Co 2024 All rights Reserved