

CURRAN  
BIRDS  
CO



Crayford 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.

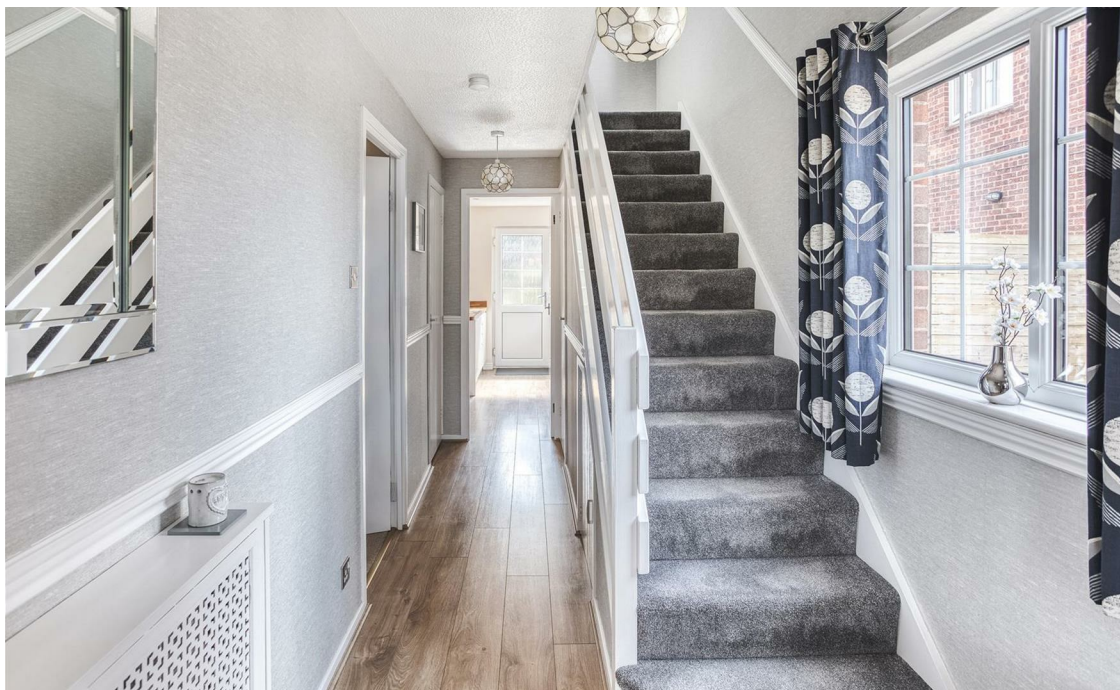


IMMACULATE HOME WITH SOUTH-FACING GARDEN – A beautifully presented three bedroom semi-detached home, offering stylish and comfortable living in the heart of Alvaston. This property would be ideally suited to a first time buyer or young family and is situated in this ever popular location close to excellent local shops, amenities and also offering easy access to Rolls-Royce sites

This property offers a spacious entrance hallway, downstairs wc, stylish lounge, conservatory and superb open plan dining kitchen with contemporary units and breakfast bar. Upstairs the property offers three well proportioned bedrooms and a superb four piece contemporary bathroom.

Outside, the property has a front garden with driveway to the side, single detached garage and a delightful, beautifully landscaped private south facing garden.





## The Detail

A truly immaculate home that has been impeccably maintained and much improved by the current vendors.

This property offers a spacious and light entrance hallway with oak-effect flooring leads to a downstairs wc and a cosy yet refined lounge, complete with a feature marble fireplace and coal-effect electric fire.

There is a beautifully appointed and spacious open-plan dining kitchen located at the rear of the property. Finished with white high-gloss, handleless cabinetry, solid oak block worktops, and a full suite of quality appliances, including a stainless steel oven, gas hob, and American-style fridge-freezer. The kitchen has windows to the side and rear with doorway access to the rear garden and sliding patio doors giving access to a delightful conservatory with vaulted roof, ceiling fan, and French doors opening to the south-facing garden.

Upstairs, you'll find three well-proportioned bedrooms, including two generous doubles and a bright single with built-in storage. The contemporary bathroom features a four-piece suite, including a corner shower, wash hand basin with vanity unit, low flush wc and panelled bath,



Outside, the property benefits from a paved patio ideal for alfresco dining, a shaped lawn bordered by gravel beds and rockery planting areas, and a timber frame shed. The garden is enclosed by fence panels and includes outdoor lighting and a cold water tap, creating a private and low-maintenance retreat. A side driveway with timber gate leads to a detached garage which was recently re-roofed in 2022.





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## The Location

Crayford Road is positioned in the ever popular residential suburb 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.

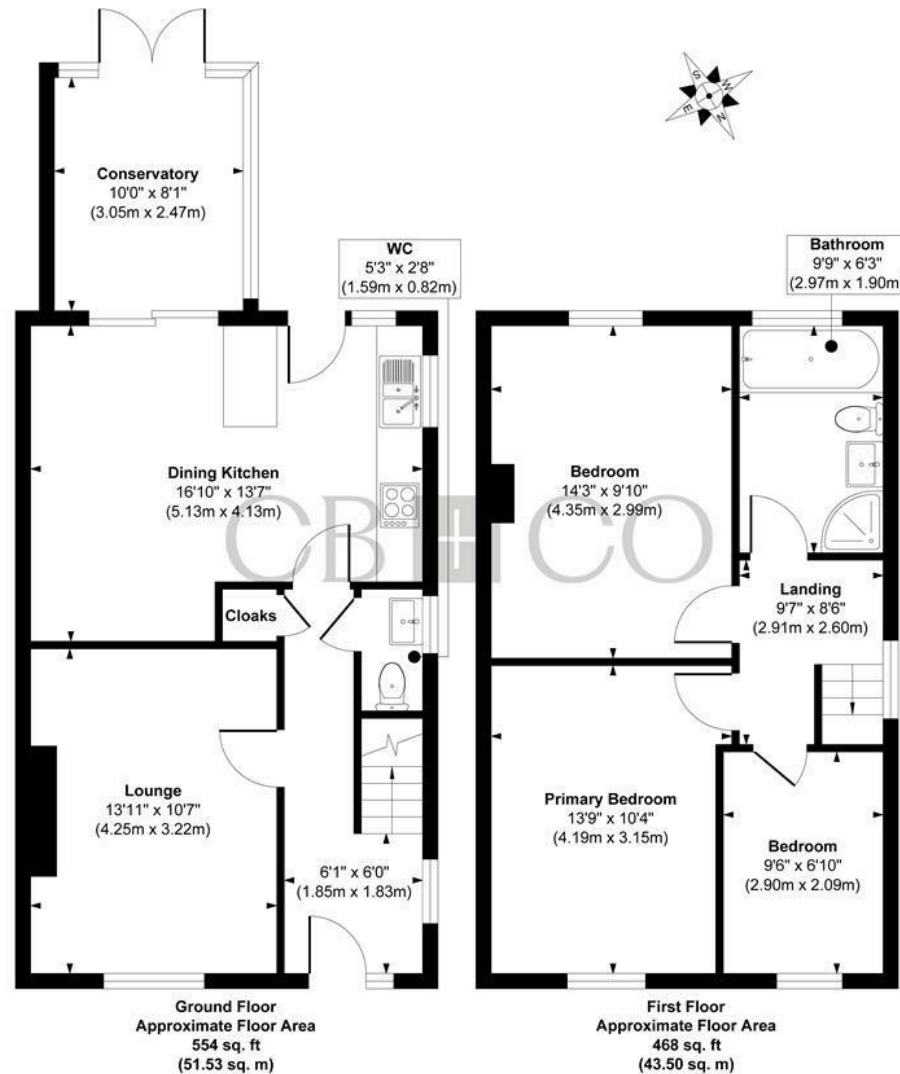
With excellent public transport links and major employers like Rolls-Royce and Pride Park nearby, this location is ideal for commuters and growing families alike.







Crayford Road, Alvaston, Derby



**Approx. Gross Internal Floor Area 1022 sq. ft / 95.03 sq. m**

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

Produced by Elements Property

## The Particulars

- Immaculate Three Bedroom Semi-Detached Home
- Beautifully Presented & Comprehensively Upgraded
- Ideal First Time Buy or for Young Family
- Entrance Hallway, Downstairs WC & Stylish Living Room
- Spacious Open Plan Dining Kitchen & Conservatory
- Three Well Proportioned Bedrooms
- Superb Four Piece Contemporary Bathroom
- Driveway, Detached Garage & Delightful South Facing Rear Garden
- Close to Excellent Local Shops & Amenities
- Easy Access to Rolls-Royce Sites & East Midlands Airport

### Size

Approx 1022.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

B

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Let's *Talk*

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