

CURRAN
BIRDS
+ CO

Harewood Road
Allestree, Derby
£375,000



CURRAN BIRDS + CO

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



BEAUTIFULLY RENOVATED & EXTENDED HOME - A most attractive, traditional 1930's built semi-detached residence of style and character that has been thoughtfully extended and meticulously renovated by Glebe Homes, renowned for their high-quality craftsmanship and attention to detail. The property occupies this highly sought after mature residential location within easy access of reputable schooling, transport links and the nearby Markeaton Park.

This charming property offers a perfect blend of modern design and comfort, with high-quality finishes. The property features: entrance hallway, downstairs wc, lounge with bay window, superb open plan living room with access to a beautifully appointed dining kitchen with french doors to the rear garden and a separate utility room. Upstairs the first floor landing leads to three bedrooms and contemporary bathroom.

The property stands on a generous plot and will have a neat tarmacadam driveway providing ample car standing. There is gated access leading to a generous landscaped enclosed garden at the rear of the property with raised level timber decked seating area with steps leading down to a generous lawn.





The Detail

This property is currently undergoing a comprehensive renovation by Glebe Homes and, once complete, will offer a beautifully modernised home finished to a high specification throughout.

There is also an exciting opportunity for prospective buyers to personalise the space, with the option to choose fixtures and fittings—subject to securing an early reservation.

The thoughtfully designed layout will include: an open porch, welcoming entrance hallway, contemporary wc, utility room, lounge with bay window, separate living room and a stunning extended open-plan dining kitchen—perfect for modern family living and entertaining.

Upstairs, the first-floor landing will lead to three well-proportioned bedrooms and a stylish, contemporary family bathroom.

Externally, the property will benefit from a driveway to the front and a generous, professionally landscaped south-west facing rear garden.







CURRAN BIRDS + CO

The Location

Situated in the popular Allestree suburb of Derby, this property benefits from excellent local amenities, including the Park Farm Shopping Centre.

Allestree offers a wide range of shops, cafes, and services, with excellent schools nearby, including the highly regarded Lawn Primary School and Portway Primary School. The property also falls within the catchment area for the noted Allestree Woodlands School.

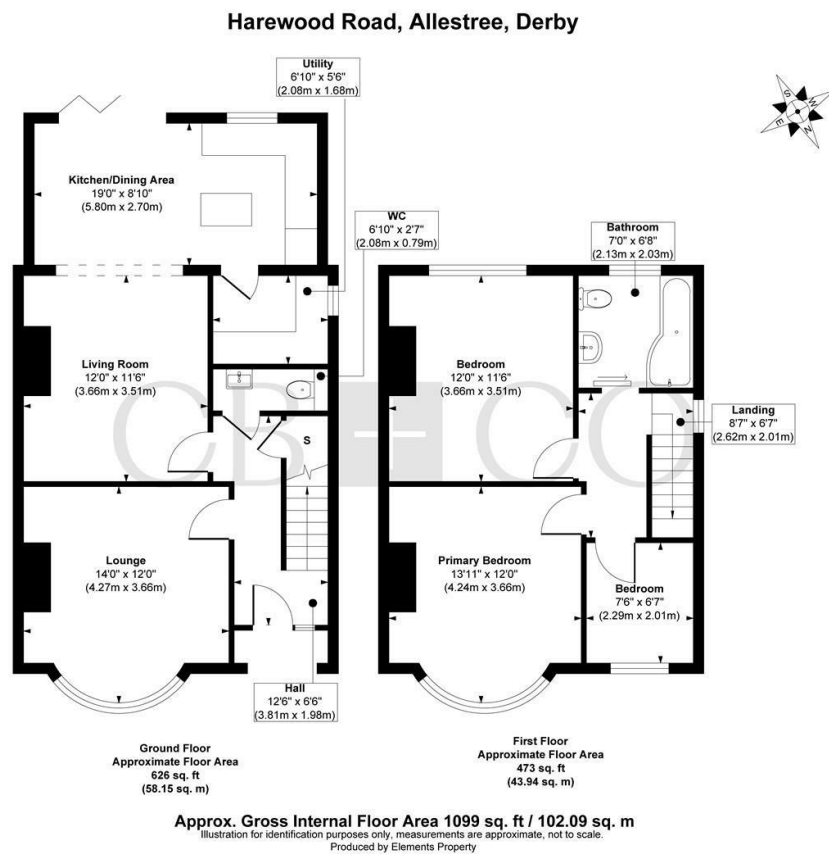
For outdoor enthusiasts, Allestree Park and Markeaton Park are within easy reach, offering green spaces, sports facilities, and recreational activities. These include Woodlands Tennis Club, Allestree Park with its nature reserve and fishing lake, and Markeaton Park, which also features a boating and fishing lake, along with Kedleston Golf Course.

The location also offers great transport links, with regular bus services to Derby city centre, while the A38 provides easy access to the wider road network, including the M1. With close proximity to local employers such as Rolls-Royce and the Royal Derby Hospital, this location is ideal for both families and professionals.









The Particulars

- Superb Extended 1930's Style Semi-Detached Home
- Beautifully Renovated & High Quality Finish
- High Specification & Quality Finish
- Entrance Hallway, Contemporary WC & Utility Room
- Lounge with Bay Window, Living Room with Open Plan Dining Kitchen
- Three Bedrooms & Contemporary Bathroom
- Driveway & South West Facing Landscaped Gardens
- Close to Excellent Local Shops & Amenities
- Woodlands School Catchment Area
- No Chain Involved

Size

Approx 1099.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

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