

CURRAN
BIRDS
+ CO

Holbrook Road, Alvaston
£200,000



CURRAN BIRDS + CO

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



NO CHAIN, IDEAL FIRST TIME BUY - Positioned with a large frontage, this well-maintained three-bedroom home offers practical family living in a convenient and well-connected setting. The generous block-paved driveway provides ample off-road parking for multiple vehicles, while the internal layout has been designed to suit comfortable everyday living.

The spacious L-shaped lounge/diner creates a welcoming central living space, complemented by a bright conservatory overlooking the landscaped rear garden. A fitted kitchen with breakfast bar adds further versatility, while the modern shower room and three well-proportioned bedrooms provide comfortable accommodation throughout.

Offered for sale with no onward chain, this is an ideal opportunity for first-time buyers, growing families, or those seeking a home close to major employers and local amenities.





The Detail

Accessed via a storm porch with uPVC entrance door, the property opens into a spacious and well-balanced interior. The L-shaped lounge/diner provides an excellent reception space with a front-facing window allowing for plenty of natural light, while a feature fireplace with inset coal-effect gas fire creates a warm focal point to the room.

Sliding doors lead into the conservatory, fitted with a radiator to allow year-round use, with pleasant views across the rear garden and direct access onto the patio. The fitted kitchen offers a practical arrangement with wall and base units, work surfaces, breakfast bar, stainless steel sink and drainer, space for a gas cooker, plumbing for a washing machine, and recess for a fridge-freezer.



Upstairs, there are three bedrooms, including two double bedrooms positioned to the rear, both benefiting from built-in wardrobes, alongside a further front-facing bedroom. The contemporary shower room has been stylishly updated with a large walk-in shower cubicle, thermostatic shower, vanity wash hand basin, WC, heated towel radiator, and grey wood grain effect flooring for a modern finish.

Outside, the landscaped rear garden includes raised decking, lawn, paved patio, and established planting beds, creating an attractive outdoor space for relaxing or entertaining.





CURRAN BIRDS + CO

The Location

Situated within a well-established residential area of Alvaston, this home offers excellent day-to-day convenience with a strong sense of community and superb access to local amenities. A primary school sits adjacent to the property, making it particularly appealing for families, while nearby shops provide everyday essentials within easy reach.

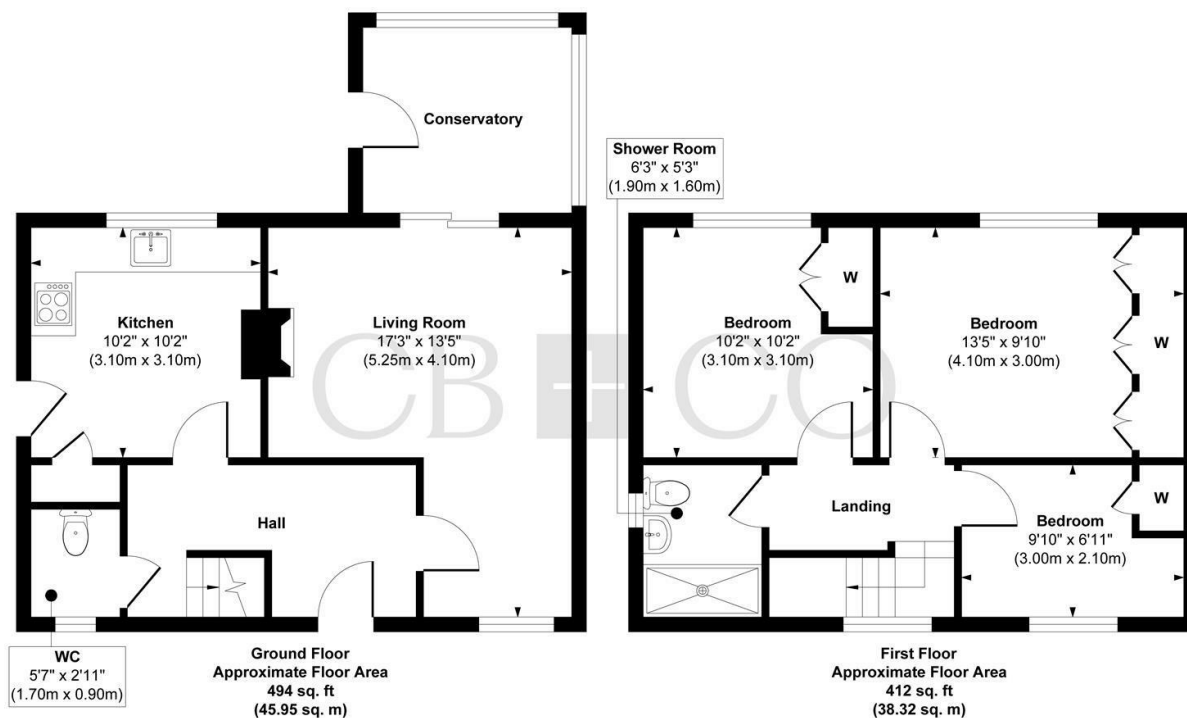
For commuters, the location is ideal with excellent access to Rolls-Royce, Pride Park, and Derby city centre, as well as straightforward transport links to the A52 and A50 for wider travel. Pride Park offers a range of leisure facilities, restaurants, gyms, and retail options, while nearby Elvaston Castle Country Park provides open green space, walking routes, and outdoor recreation.







Holbrook Road



Approx. Gross Internal Floor Area 906 sq. ft / 84.27 sq. m

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

Produced by Elements Property

The Particulars

- Three Bedroom Semi-Detached Home
- No Onward Chain
- Spacious L-Shaped Lounge/Diner
- Conservatory With Garden Access
- Downstairs WC
- Two Double Bedrooms With Built-In Wardrobes
- Modern Fitted Shower Room
- Large Block-Paved Driveway
- Landscaped Rear Garden With Decking
- Excellent Access To Rolls-Royce And Pride Park

Size

Approx 906.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

A

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