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Nunsfield Drive
Alvaston, Derby
Offers in excess of: £235,000



CURRAN BIRDS + CO

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STYLISH HOME WITH SUPERB DINING KITCHEN & SPACIOUS CONSERVATORY – A beautifully presented 1930's style, three bedroom bay fronted 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 features: entrance hallway, stylish lounge with bay window, superb open plan dining kitchen with contemporary units and breakfast bar with french doors giving access to a spacious conservatory Upstairs, the property offers three bedrooms and a contemporary bathroom. The bedrooms include two generous double bedrooms.

Outside, the property has a tarmac driveway to the front and side. There is gated access leading to the generous enclosed rear garden with spacious timber decked seating area, generous lawn, paved patio with pergola and a good sized timber framed shed.





The Location

This attractive 1930s-style, bay-fronted semi-detached home enjoys a sought-after location just off Shardlow Road, within walking distance of the centre of Alvaston and its excellent range of local shops and amenities. Beautifully presented to a stylish standard, the property offers well-proportioned accommodation, ideal for first-time buyers or a young family.

A composite front door opens into a welcoming hallway, featuring marble-effect ceramic floor tiles and contemporary panelled doors. The front-facing living room is stylishly finished, with a bay window and recessed LED lighting. To the rear, the modern dining kitchen is fitted with cream units and pewter-effect handles, square-edge laminated worktops, an integrated electric oven, gas hob with extractor, metro-tiled splashbacks, and a breakfast bar. A window overlooks the rear garden, and French doors lead into a spacious conservatory.

The conservatory provides additional living space, complete with marble-effect tiled flooring, a vaulted glazed roof, and French doors on both sides.

Upstairs, there are three well-sized bedrooms and a family bathroom. The principal bedroom includes a bay window and TV point; the second bedroom enjoys views over the rear garden; and the third benefits from a built-in storage cupboard. The contemporary bathroom comprises a white three-piece suite including a bath, WC and wash hand basin, with fully tiled walls and floor.

Outside, the front of the property features a tarmac driveway with block-paved edging and a low-maintenance purple slate bed. Gated side access leads to the generous enclosed rear garden, with the driveway extending along the side of the house. The rear garden offers a large timber-decked seating area accessed from the conservatory, a generous lawn, a timber-framed shed/store, and a patio with timber-framed pergola.





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The Location

Nunsfield Drive 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.

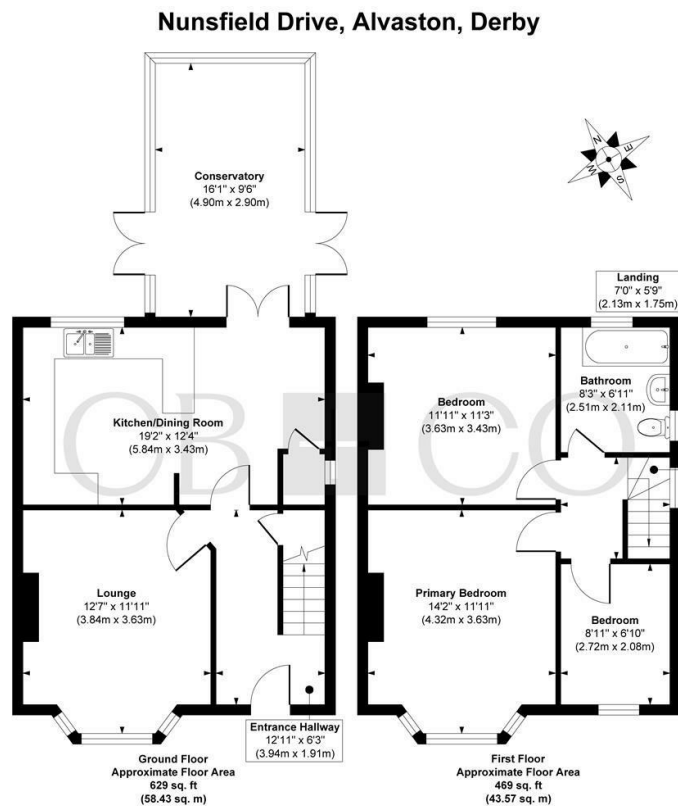
Alvaston Park and the riverside pathways are within walking distance, providing opportunities for leisure and outdoor activities. Families will appreciate the proximity to well-regarded schools, and everyday conveniences such as shops, supermarkets, and cafés are just a short stroll away.

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.









Approx. Gross Internal Floor Area 1098 sq. ft / 102.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Particulars

- Traditional 1930's Style Bay Fronted Semi-Detached Home
- Beautifully Presented & Comprehensively Upgraded
- Ideal First Time Buy or for Young Family
- Entrance Hallway, Lounge with Bay Window & Spacious Conservatory
- Superb Dining Kitchen with Breakfast Bar
- Three Bedrooms & Contemporary Bathroom
- Generous Plot - Driveway & Good Sized Enclosed Rear Garden
- Popular Location off Shardlow Road close to Alvaston Shops
- Easy Access to Rolls-Royce Raynesway & Rolls-Royce Main Sinfon Site
- Easy Access to Alvaston Castle & Grounds

Size

Approx 1098.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

B

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Let's *Talk*

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