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Robert Adam Road, Kedleston Grange
Allestree, Derby
£335,000



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



ECCLESBOURNE SCHOOL CATCHMENT – An immaculately presented three-bedroom detached home located in the highly sought-after Kedleston Grange development. Built by Miller Homes to their popular ‘Tiverton’ design, this stylish and contemporary property features high-quality finishes throughout and includes a driveway providing off-road parking for around three cars with EV charger and a detached garage.

The accommodation features from gas central heating and stylish anthracite grey uPVC double glazed windows and internally the property comprises an entrance hallway, downstairs contemporary wc, stylish lounge and a spacious beautifully appointed open-plan dining kitchen with modern fittings—ideal for entertaining and family living. Upstairs, the first floor landing leads to a generous primary bedroom with a contemporary en-suite shower room, two further well-proportioned bedrooms and a contemporary bathroom.

Externally, the property offers a side driveway with parking for three cars leading to the detached garage. There is gated access to an enclosed rear garden with lawn and timber decked seating area perfect for outdoor relaxation.





The Detail

This beautifully presented home welcomes you with a smart entrance hallway featuring grey woodgrain-effect flooring, a staircase leading to the first floor and access to a contemporary downstairs wc. The hallway gives access to the stylish living room and the dining kitchen at the rear.

The stylish living room offers a comfortable and inviting space, complete with TV and telephone points and a large window to the front that allows in plenty of natural light.

To the rear, the spacious dining kitchen is fitted with a contemporary range of wall, base, and drawer units topped with grey wood grain effect laminated work surfaces and matching splashbacks. Integrated Zanussi appliances include an electric oven, gas hob with stainless steel extractor, dishwasher, and tall fridge/freezer. A stainless steel sink with chrome mixer tap sits beneath a window overlooking the rear garden, while French doors open directly onto the patio, creating a practical and sociable space for cooking and entertaining.

Upstairs, the landing provides access to three bedrooms and the main bathroom, along with loft access and a useful airing cupboard. The primary bedroom benefits from dual-aspect windows and includes a contemporary en-suite shower room fitted with a three-piece suite, porcelain tiling, and a double-width shower enclosure. Two further bedrooms are positioned to the rear, both served by a contemporary family bathroom featuring a white three-piece suite, tiled splashbacks, and grey woodgrain effect flooring.

Outside, the property features a landscaped front garden and a driveway to the side providing off-road parking for around three vehicles and has the benefit of an EV charger. A gated side entrance leads to the enclosed rear garden, which is mainly laid to lawn and having a timber decked seating area.







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The Location

The property is situated on the edge of Allestree, which offers an excellent range of local amenities, including the well-regarded Park Farm Shopping Centre and regular bus services.

It falls within the catchment area for the highly regarded Ecclesbourne School in Duffield and is also conveniently located for Curzon Primary School in Quarndon.

Local recreational facilities include Woodlands Tennis Club, Allestree Park – which features a golf course and fishing lake – as well as Markeaton Park with its boating and fishing lake. Kedleston Golf Course is also just a short distance away.

The property is on the doorstep of the Kedleston Estate, offering a variety of pleasant countryside walks.

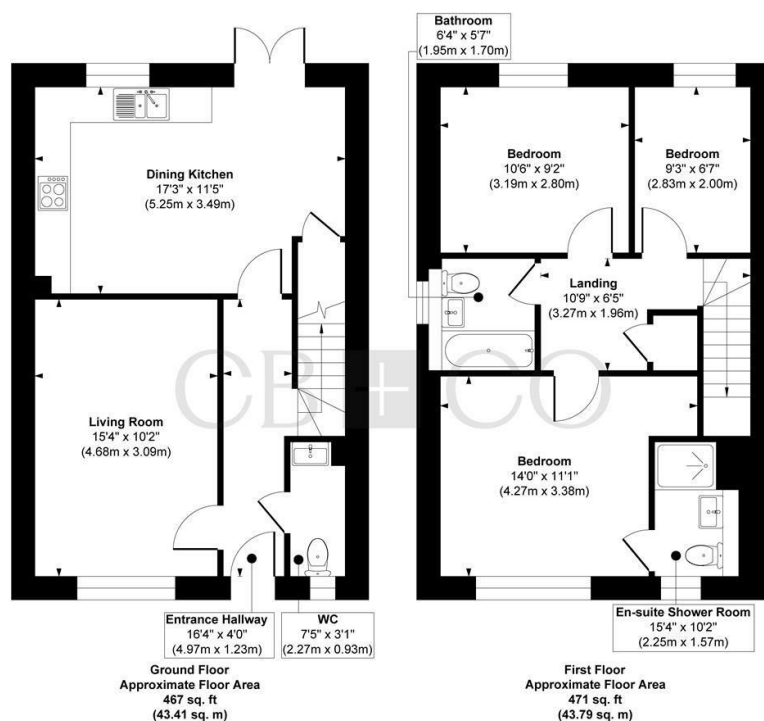
It is located close to the highly sought-after village of Quarndon, approximately three miles north of Derby city centre. The popular village of Duffield lies around two miles further north and offers a wider range of amenities, including a selection of shops and a train service.







Robert Adam Road, Kedleston Grange, Allestree, Derby



Approx. Gross Internal Floor Area 938 sq. ft / 87.20 sq. m

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

Produced by Elements Property

The Particulars

- Superb Contemporary Styled Detached Family Home
- Built in 2022 - NHBC Guarantee Remaining
- Ecclesbourne School Catchment Area
- Entrance Hallway, Downstairs WC & Stylish Living Room
- Spacious Dining Kitchen with French Doors to Rear Garden
- Three Bedrooms & Contemporary Bathroom & En-Suite Shower Room
- Driveway with EV Charger & Detached Single Garage
- Landscaped Rear Garden with Lawn & Timber Decked Seating Area
- Easy Access to Excellent Local Amenities in Allestree
- Close to Open Countryside & Kedleston Hall Estate

Size

Approx 938.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

D

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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