

CURRAN
BIRDS
+ CO

For Sale
01332 411050
CURRANBIRDS.CO

CURRAN
BIRDS
+ CO

Hollymoor Drive
Chellaston, Derby
£250,000



CURRAN BIRDS + CO

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



HIGH SPECIFICATION RENOVATED BUNGALOW - A truly immaculate, comprehensively renovated two bedroom detached bungalow, finished to a high standard and specification. The property is situated in this highly sought after cul-de-sac position off Parkway, close to excellent amenities in Chellaston village centre.

This superb bungalow has been meticulously renovated by Glebe Homes, renowned for their high-quality craftsmanship and attention to detail. This charming property offers a perfect blend of modern design and comfort, with high-quality finishes throughout including contemporary engineered oak doors, stylish re-fitted kitchen with integrated appliances, contemporary shower room with porcelain tiling, stylish parquet oak effect flooring and new carpets.

Outside, the property also offers generous frontage with landscaped gardens, single width driveway with gated access to a most generous private and enclosed garden with detached garage/store. There is a generous rear garden which has a patio area and extensive lawn.





The Detail

This stunning detached bungalow has recently undergone a comprehensive scheme of renovation and improvement by local builders, Glebe Homes. The property offers ready to move into accommodation with a high level of finish and attention to detail that really has to be viewed to be fully appreciated.

The property has been upgraded with a superb re-fitted kitchen with integrated appliances, stunning contemporary shower room, replacement uPVC double glazed windows throughout, combination boiler gas central heating system and an alarm system. The property has also undergone an electrical re-wire and has been re-plastered and decorated to a tasteful neutral theme throughout.

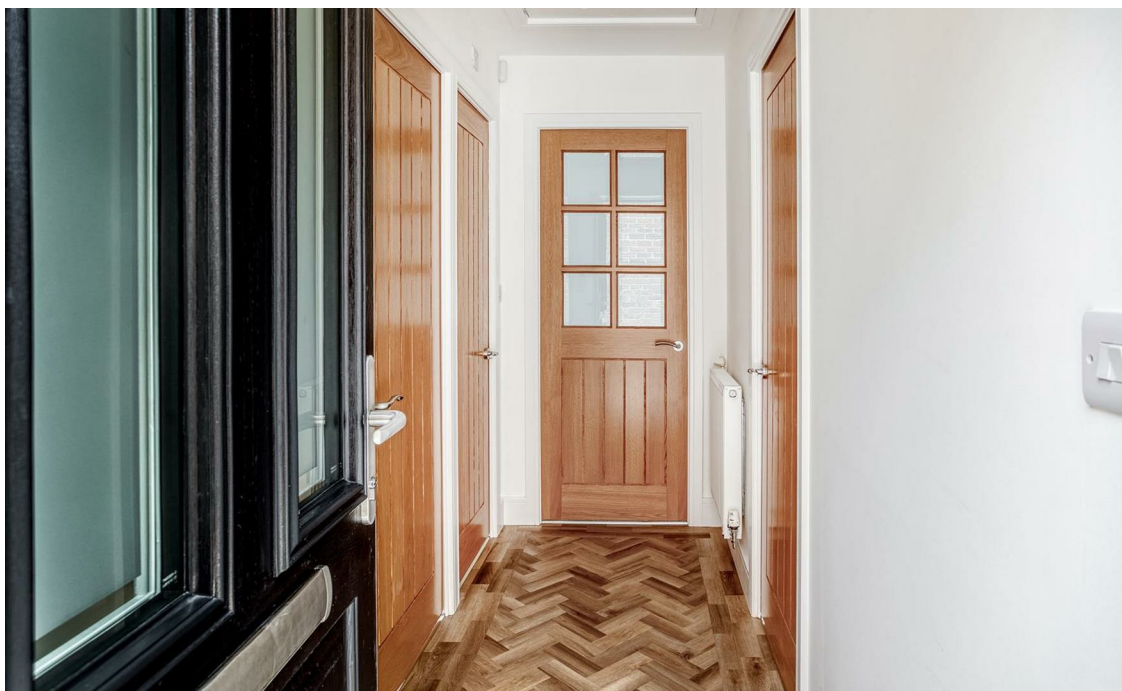
On entering the property through the elegant composite double-glazed door, you are welcomed by a hallway featuring parquet oak effect flooring, offering an immediate sense of quality. The spacious living room is a standout space with bay window to the front, new carpet and engineered oak doors providing a cosy yet contemporary feel. The living room connects to the kitchen through the engineered oak glass-panelled door, continuing the flow of natural light.

The kitchen is truly the heart of this home, designed with heritage green panelled units and brushed stainless steel handles, oak wood block effect laminated worktops, integrated AEG appliances, including electric oven, four ring induction hob with extractor, tall fridge freezer, slim line dishwasher and appliance space for washing machine includes a Hotpoint washing machine. The kitchen also leads to a rear conservatory built of uPVC double glazed construction with parquet oak effect floor and feature panelled wall. The conservatory provides access to the enclosed rear garden.

There are two well proportioned bedrooms and contemporary shower room accessed of the entrance hallway. The spacious primary bedroom is bright with window to the front elevation, bedroom two provides a single bedroom or ideal study space.

There is a stunning contemporary designed shower room fitted with a white three piece suite with walk in shower with chrome fitted rain shower, stylish sink with vanity unit low flush wc, chrome heated towel rail and beautiful marble effect porcelain tiling.

Externally, the property has a generous landscaped foregarden with to the side single driveway leading to a detached garage/store with power and lighting. The generous rear enclosed rear garden has a paved seating area area and extensive laid to lawn and the garden offers an aspect towards mature trees at the rear.







CURRAN BIRDS + CO

The Location

Chellaston is an extremely popular residential area, some four miles east of the City of Derby and provides an excellent and varied range of shops and local schooling including the noted Chellaston Academy.

The area offers excellent access to local employment opportunities, including Rolls-Royce sites at Raynesway and Moor Lane. Also East Midlands International Airport is around 10 miles drive away.

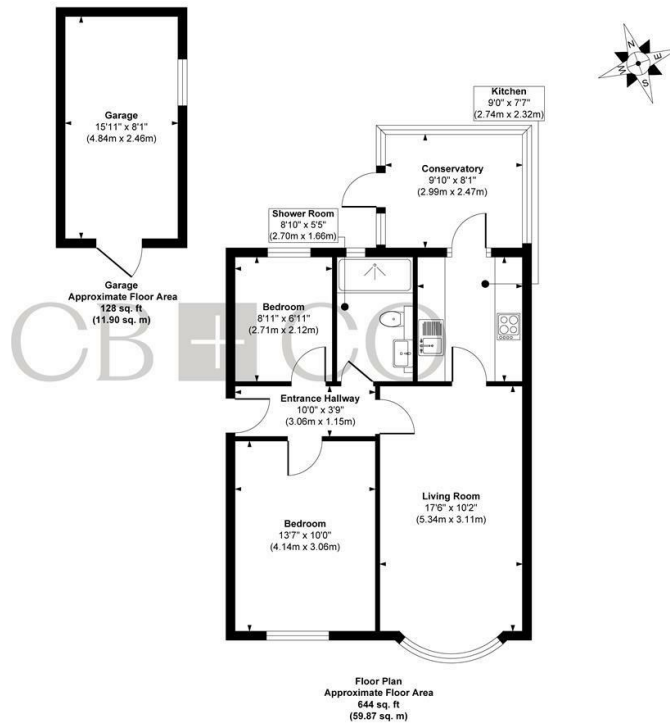
The A50 and A38 dual carriageway are easily accessible from this property and convenient with Stoke and the M6 motorway to the West and the M1 to the East. The A50 gives swift access to the main motorway network and other East Midland's Centres including Nottingham, Leicester and Burton upon Trent.







Hollymoor Drive, Chellaston, Derby



Approx. Gross Internal Floor Area 772 sq. ft / 71.77 sq. m (Including Garage)

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

The Particulars

- Stunning Comprehensively Renovated Detached Bungalow
- Quality Specification & High Quality Finish
- Contemporary Fittings, New Carpets, Floorins, Blinds & Burglar Alarm System
- Replacement uPVC Double Glazed Windows & Gas Central Heating
- Entrance Hallway, Spacious Living Room with Bay Window & Conservatory
- Stylish Well Appointed Kitchen with Appliances
- Two Bedrooms & Contemporary Shower Room
- Driveway & Detached Garage/Workshop
- Generous Plot - Landscaped Front & Rear Gardens
- Close to Local Shops, Amenities & Easy Access to Rolls-Royce - No Chain Involved

Size

Approx 644.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

B

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.