

CURRAN
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Park Street
Castleward, Derby
£195,000



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CITY LIVING CLOSE TO DERBY RAILWAY STATION - A modern two double bedroom townhouse, set within the sought after Castleward development, offering a highly convenient location just short walk away from the heart of Derby City Centre and Derby Railway Station. This property would be ideally suited to first time buyer or young professionals and offers well proportioned contemporary styled interiors with a most convenient location on the edge of the historic Railway Cottages conservation area.

Built in 2015, this superb modern home offers a well planned layout that includes: entrance hallway, wc, contemporary open plan kitchen with integrated appliances and open plan access to a living dining area with french doors to the rear garden. The first floor landing offers two generous double bedrooms and a contemporary bathroom.

Externally there is on street parking with a residents permit parking scheme and there is also an enclosed low maintenance garden to the rear.





The Detail

The property is entered through a wood panelled door into the hallway. The hallway has stairs to the first floor and doorway access into the open plan kitchen area.

This most spacious open plan area offers a living dining area with french doors giving access to the rear garden and grey wood grain effect laminate flooring that continues throughout the open plan space. The kitchen area is located at the front of the property and offers a range of stylish dark wood grain effect cabinetry with brushed stainless steel handles, complemented by a stainless steel sink with swan neck mixer tap. Appliances include a Zanussi electric oven, gas hob, integrated fridge freezer and washing machine. There is also a contemporary downstairs wc located of the open plan living dining area.

On the first floor, both bedrooms are generous doubles, each with oak effect flooring and built-in storage. The main bedroom is positioned at the front of the house, while the second overlooks the garden. The bathroom features a white three-piece suite with a panel bath, grey screen, chrome shower unit, LED backlit mirror and a ladder-style heated towel rail.

French doors from the rear of the living area open onto a landscaped, low-maintenance garden arranged with a paved patio, raised timber decking and slate beds—all enclosed by fencing with outdoor lighting and gated bin access.

A gravelled front garden with decorative railings provides street appeal, and the home benefits from on-street parking with residents permit parking scheme available.







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The Location

The property occupies a most convenient location set within the sought after Castleward Development just a short walk from the heart of Derby City Centre and within just a few minutes walking distance of Derby Railway Station.

Derby City centre offers an excellent range of local amenities including restaurants, bars in the Cathedral Quarter, the Derbion shopping centre also offers state of the art cinema and a range of major retail outlets.

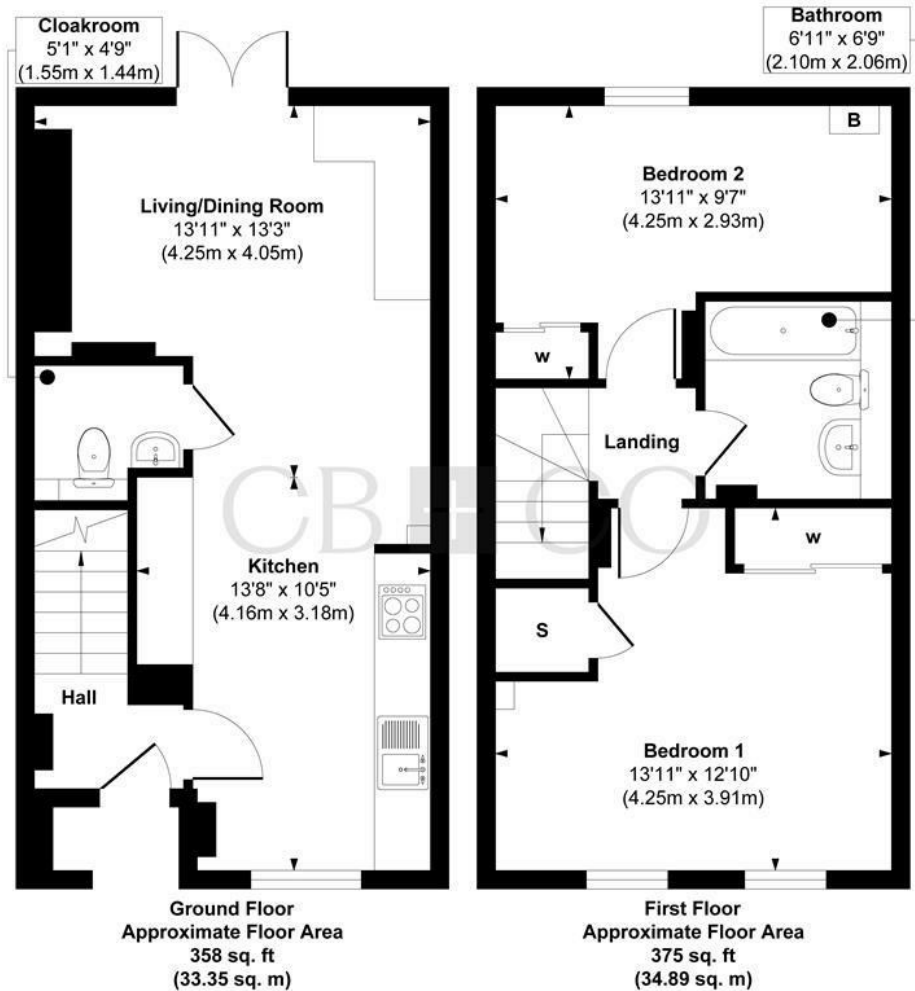
Pride Park is also located close by with its David Lloyd Health Club and range of bars and restaurants and employment opportunities at a range of employers including Rolls-Royce.







Park Street, Castleward, Derby



Approx. Gross Internal Floor Area 733 sq. ft / 68.24 sq. m

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

Produced by Elements Property

The Particulars

- Modern Two Double Bedroom Home
- Set in Popular Castleward Development with Promenade Walkway
- Ideal for Young Professionals & First Time Buyers
- Energy Efficient Accommodation - Gas Central Heating & Double Glazing
- Entrance Hallway, WC & Contemporary Open Plan Kitchen
- Open Plan Living Dining Room with French Doors to Rear Garden
- Two Double Bedrooms & Contemporary Bathroom
- Low Maintenance Enclosed Rear Garden
- Permit Parking Scheme Available
- Close to Derby Railway Station & City Centre

Size

Approx 733.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

A

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Let's *Talk*

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