

CURRAN  
BIRDS  
+ CO

Palmerston Street  
Derby  
£299,950





# CURRAN BIRDS + CO

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



LITTLEOVER SCHOOL CATCHMENT AREA - A spacious, three double bedroom, Victorian semi-detached home of style and character that has the benefit of rear access to a large DOUBLE DETACHED GARAGE. The property has underwent a comprehensive scheme of refurbishment in 2019 and offers light and spacious living accommodation that has been presented to a tasteful neutral theme throughout. The property offers an entrance hallway with Minton tiled floor, lounge with large bay window and a superb open plan dining kitchen with living area with rear bay and french doors. The first floor provides three generous double bedrooms and bathroom. Outside the property has a generous south facing rear garden.









### The Detail

This spacious Victorian bay fronted semi-detached home offers high ceilings and generous room proportions and an overall floor area of around 1250 square feet. The property was comprehensively upgraded and improved in 2019 and has been presented to a tasteful neutral theme throughout.

The accommodation has the benefit of a combination boiler gas central heating system, uPVC double glazing and in brief comprises: entrance hallway with Minton tiled floor, downstairs wc, lounge with large bay window, superb open plan dining kitchen with living area with bay and french doors to the rear garden. The first floor landing gives access to three generous double bedrooms and a well appointed bathroom with contemporary white three piece suite. The primary bedroom also has a Romeo and Juliet style balcony with views over the generous rear garden.

Outside, to the front there is a low maintenance walled foregarden with pathway leading to the side entrance and hallway and gated access leading to the enclosed south facing rear garden. There is a most generous low maintenance rear garden with raised level seating area with steps leading down to a generous gravelled rear garden with pathway access leading to the rear of the garden and the double detached garage.



A true feature of this property is the rear access available off Fairfield Road which leads to the large double detached garage. This large garage is double width and tandem length with the ability to hold four cars and also has an inspection pit. This garage has access off Fairfield Road up a shared driveway at the rear of the property which leads to a gravelled turning area and the garage.









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## The Location

The property's location is a sought after area close to Littleover Village and Derby City centre. Amenities close by include supermarket, shops, petrol station and a regular bus service to Derby City Centre.

This property is located within the noted Littleover Community School catchment area and is also extremely convenient for major local employers, Rolls-Royce, The Royal Derby Hospital, Toyota and the University of Derby.

There are excellent transport links with fast access on to the A38, A52 and A50 leading to the M1 motorway.

Local recreational facilities nearby include Normanton Park which is located just a few moments walk away and Mickleover Golf Course.





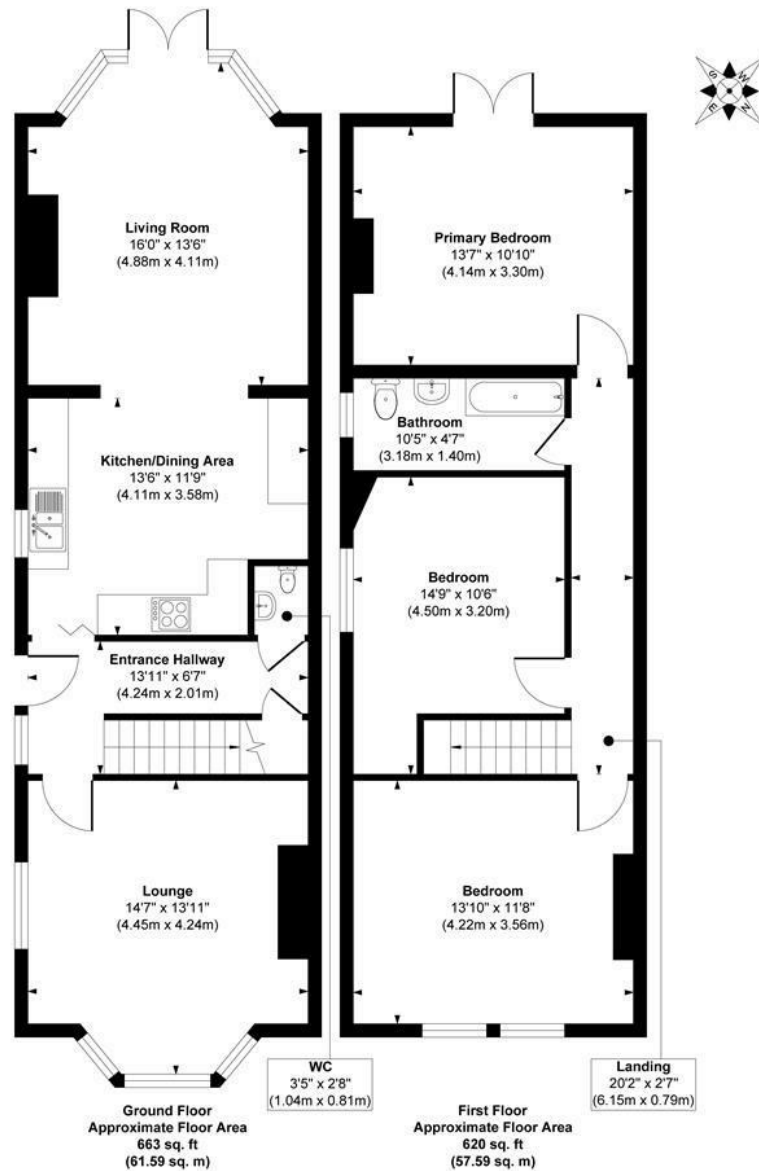








## Palmerston Street, Derby



**Approx. Gross Internal Floor Area 1283 sq. ft / 119.18 sq. m**

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

## The Particulars

- Spacious Bay Fronted Victorian Semi-Detached Home
- Littleover School Catchment Area
- Entrance Hallway with Minton Tiled Floor & Downstairs WC
- Lounge with Large Bay Window
- Spacious Open Plan Dining Kitchen & Living Area
- Three Double Bedrooms & Contemporary Bathroom
- Generous South Facing Enclosed Rear Garden
- Double Detached 36ft x 19ft Tandem Length Garage
- Easy Access to Littleover Village Centre & The Royal Derby Hospital
- No Chain Involved

### Size

Approx 1283.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

B

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Let's *Talk*

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