

An aerial photograph of a two-story brick house with a tiled roof. The roof is equipped with several solar panels. A white conservatory is attached to the front of the house. The garden is well-maintained with a lawn, various plants, and a wooden gazebo. A wooden fence surrounds the property. In the background, another brick house is visible.

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Bancroft Drive, DE22 2LQ

OIEO £400,000



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



PEACEFUL BUNGALOW LIVING IN A PRIVATE ALLESTREE SETTING – Positioned at the head of a private driveway within a quiet cul-de-sac, Bancroft Drive presents a superbly presented and maintained home designed for comfort and ease. The property offers a calm, low-maintenance lifestyle with thoughtfully landscaped gardens, a secluded courtyard, and bright, flowing living spaces, along with the added benefit of a garage.

Inside, contemporary finishes complement practical design, including a newly installed kitchen and a stylish four-piece bathroom. Solar panels provide energy efficiency, while the layout suits both everyday living and relaxed entertaining. With its private position and carefully maintained interiors, this home is ideal for those looking to downsize and be close to local amenities.





The Detail

The accommodation is thoughtfully arranged around a striking entrance atrium, a truly distinctive feature of the home with its high pitched ceiling, feature glazed entrance door and frosted windows that draw in natural light while maintaining privacy. This welcoming space provides useful cloaks storage, internal entry into the garage, and direct access to a secluded patio courtyard, creating a private and sheltered outdoor retreat ideal for quiet relaxation.

The main living space is formed by a spacious lounge centred around a feature fireplace with coal-effect electric fire, creating a comfortable focal point. Double doors lead through to the garden room, which enjoys open views of the garden and provides direct access outside, encouraging a natural flow between indoor and outdoor living. A separate dining room overlooks the courtyard and offers a pleasant setting for everyday meals or entertaining.

The newly installed 2025 kitchen is finished with modern white high-gloss units, integrated Zanussi appliances, AEG extraction, and generous work surfaces, with a side door opening directly onto the garden. There are three bedrooms, including a main bedroom with fitted sliding wardrobes, a second double bedroom, and a versatile third room ideal as a study or guest space. The contemporary bathroom is fitted with a four-piece suite including a walk-in shower, complemented by a separate WC. A boarded loft with lighting provides excellent additional storage.

Externally, the property benefits from a private driveway position providing off-street parking for multiple vehicles and access to the garage. The landscaped rear garden has been designed for ease of maintenance and year-round enjoyment, incorporating lawned areas, artificial turf, established planting borders and mature trees that enhance privacy. The home also benefits from owned outright solar panels, contributing to energy efficiency and long-term running cost savings.







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The Location

Positioned within a well-connected and established residential setting, this home offers excellent day-to-day convenience combined with a calm neighbourhood feel. Blenheim Parade is just a short walk away, providing a selection of local shops including a Co-op for everyday essentials, alongside other useful services that support easy living. Regular bus routes offer straightforward access into Derby city centre, making travel simple without the need for a car.

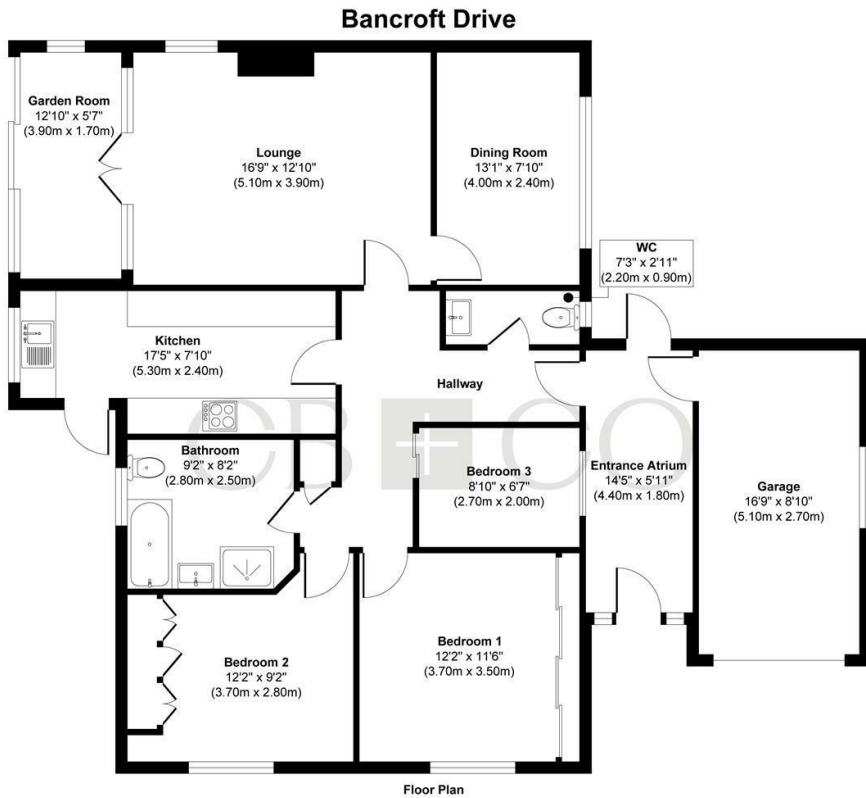
For those who enjoy spending time outdoors, Markeaton Park is within easy reach, offering open green spaces, level walking paths, a café and seating areas, as well as pitch and putt and gentle leisure facilities. Allestree Park also provides attractive lakeside walks and golf course views, while Kedleston Park Golf Club and Woodlands Tennis Club are both nearby for those wishing to stay active.

The area is well served by local healthcare facilities, community amenities and social spaces, creating a welcoming and practical environment that suits those looking for comfort, convenience and a strong sense of community.









Approx. Gross Internal Floor Area 1329 sq. ft / 123.45 sq. m (Including Garage)

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

Produced by Elements Property

The *Particulars*

- Three Bedroom Bungalow Presented To A High Standard
- Private Driveway Position At Head Of Cul De Sac
- Impressive Entrance Atrium With Feature Glazing
- Spacious Lounge With Feature Fireplace, Separate Dining Room
- High Quality Contemporary Kitchen, Installed 2025
- Garden Room Opening Directly Onto Rear Garden
- Stylish Four Piece Bathroom Suite With Walk In Shower
- Landscaped Low Maintenance Gardens With Courtyard Patio
- Garage With Power Light And Water Supply
- Boarded Loft Space With Lighting And Storage Potential

Size

Approx 1329.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

C

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Let's Talk

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