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Kedleston Road
Allestree, Derby
£465,000



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



SUPERB POSITION - VIEWS OVER FIELDS - A most spacious extended five double bedroom semi-detached home with a most generous plot and offering stunning views to the front over open fields and towards the Kedleston Estate. The property occupies this premier location on the edge of Allestree bordering Quarndon.

The property offers generous proportions with over 1600 square feet of floor area and benefits from double storey side extension and single storey rear extension. The accommodation includes: entrance hallway, lounge with bay window and log burner and there is also an extended dining room with log burner and french doors to the rear garden. There is also an extended dining kitchen with range cooker, understairs utility room and ground floor wet room. The first floor landing leads to five double bedrooms and a period style bathroom with feature roll top bath.

Outside, the property offers a generous frontage with garden, block paved driveway leading to a single garage with electric roll up door. There is an extensive mature rear garden with patio, generous area laid to lawn and a timber framed store/home office.





The Detail

The entrance hallway retains its original oak flooring and gives access to an understairs utility area and a ground floor wet room. The hallway leads into a warm, character-filled lounge with a cast iron log burner and slate hearth and double opening glass panelled doors leading to an extended dining room with oak-effect flooring, log burner and French doors opening to the rear garden. The extended dining kitchen has been fitted with a range of panelled units, pewter handles, granite worktops, and a Rangemaster dual fuel cooker, velux skylight window and uPVC double glazed window overlooking the rear garden and door giving access to the rear garden

Upstairs, the first floor landing leads to five double bedrooms and bathroom. The primary bedroom is located at the front of the property and has a bay window offering superb views over fields. There are four further double bedrooms and a family bathroom finished with traditional touches including a freestanding roll-top bath with clawed feet, metro style tiling, Victorian-style fittings and a chrome heated towel rail.

Outside to the front there is a generous frontage with front garden with shrubbed boundaries and a block paved driveway which gives access to a single integral garage with electric roll up door. There is also a most generous fully enclosed rear garden that offers a paved patio, large lawn and a timber-framed shed and a detached timber framed store and home office/play room.







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The Location

Positioned on the sought-after Kedleston Road in Allestree, this home enjoys a prime setting with views over open fields and towards Kedleston Estate

Families will appreciate its location within the catchment area for the well-regarded Woodlands School. Everyday essentials are just moments away at Park Farm, offering a mix of supermarkets, independent shops, and cafés. The property is located within easy access of Markeaton Park and Kedleston Hall and Estate.

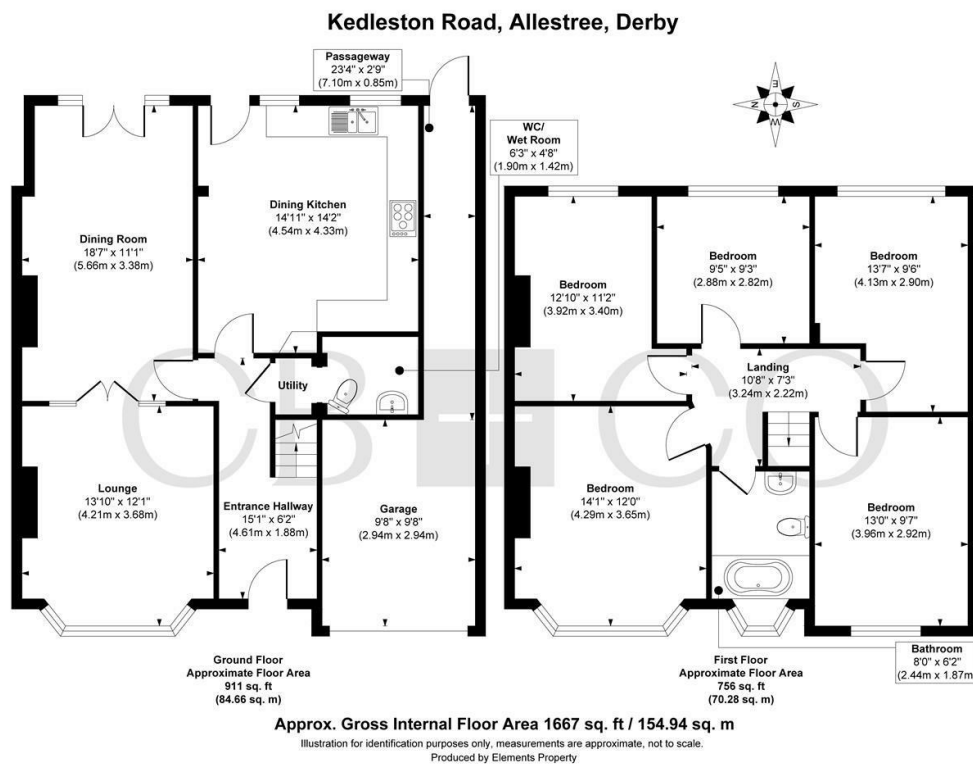
For commuters, the property provides easy access to the A38 and Derby city centre, with frequent bus services along Kedleston Road.

The area is also well-placed for major employers, including Rolls-Royce, the University of Derby, and the Royal Derby Hospital, making it an ideal base for professionals.









The Particulars

- Spacious Extended 1930's Style Semi-Detached Home
- Superb Position - On the Edge of Allestree bordering Quarndon
- Stunning Views Towards Open Fields & Kedleston Estate
- Over 1600 Square Feet of Floor Area including Garage
- Entrance Hallway, Utility, Ground Floor Wet Room & Extended Dining Kitchen
- Lounge with Bay Window & Extended Dining Room both with Log Burners
- Five Double Bedrooms & Bathroom with Feature Roll-Top Bath
- Generous Plot - Driveway & Single Integral Garage
- Extensive Mature Enclosed Rear Garden with Timber Framed Home Office/Store
- No Chain Involved

Size

Approx 1667.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

E

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Let's *Talk*

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