

CURRAN
BIRDS
+ CO

4a, DE23
£230,000



CURRAN BIRDS + CO

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



Located on Brookfield Avenue, this four-bedroom semi-detached home offers spacious, well-balanced accommodation across two floors. Set back from the road with off-street parking, the property occupies a generous plot and combines practicality with thoughtful design, making it a strong option for families or those seeking adaptable living space close to local amenities.

A wide entrance hallway provides a welcoming arrival point, with built-in storage offering everyday convenience. The lounge and dining area is particularly generous, benefiting from dual-aspect windows that bring in plenty of natural light throughout the day. The kitchen is designed with a classic shaker-style finish, complete with Rangemaster oven and breakfast space. A lean-to accessible from the kitchen adds further storage and utility space.

Two well-proportioned bedrooms are located on the ground floor, along with a modern bathroom that includes a bath, a large walk-in shower with rainfall feature, and a separate WC – ideal for busy households.

Upstairs are two additional bedrooms, offering flexibility for growing families, visiting guests, or those working from home. The layout lends itself to a variety of uses, with clear separation between social and private areas.

Outside, the property enjoys a good sized garden with a mix of planting beds – currently framed by lavender – and a central lawn area. To the side, a garage and additional storage unit with sliding doors provide excellent outdoor storage. The front driveway accommodates off-street parking for multiple vehicles.

The property is within walking distance of a local park and just a short distance from shops at the bottom of Blagreaves Lane. Rolls Royce and other key employment sites are within easy reach, as are good transport links and everyday amenities.

A thoughtfully arranged family home offering flexibility, garden space, and a well-connected location.





Two well-proportioned bedrooms are located on the ground floor, along with a modern bathroom that includes a bath, a large walk-in shower with rainfall feature, and a separate WC—ideal for busy households.



Upstairs are two additional bedrooms, offering flexibility for growing families, visiting guests, or those working from home. The layout lends itself to a variety of uses, with clear separation between social and private areas.





CURRAN BIRDS + CO

Outside, the property enjoys a good sized garden with a mix of planting beds—currently framed by lavender—and a central lawn area. To the side, a garage and additional storage unit with sliding doors provide excellent outdoor storage. The front driveway accommodates off-street parking for multiple vehicles.

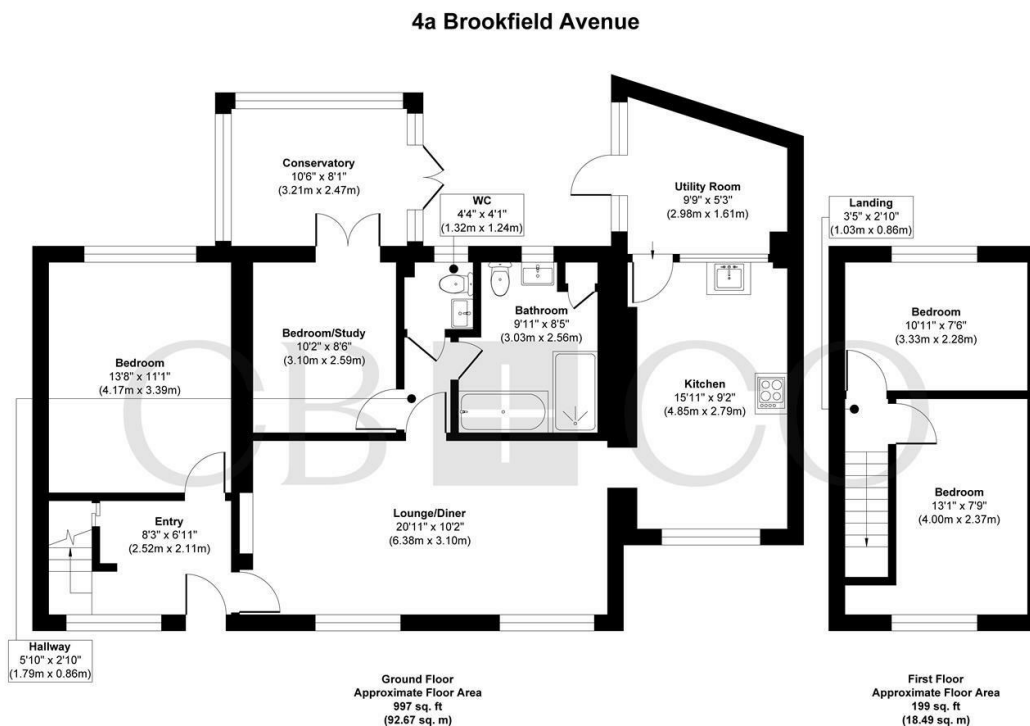
The property is within walking distance of a local park and just a short distance from shops at the bottom of Blagreaves Lane. Rolls Royce and other key employment sites are within easy reach, as are good transport links and everyday amenities.

A thoughtfully arranged family home offering flexibility, garden space, and a well-connected location.









Approx. Gross Internal Floor Area 1196 sq. ft / 111.16 sq. m

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

Produced by Elements Property

The Particulars

- Spacious Four-Bedroom Semi-Detached Home With Adaptable Living Space
- Spacious Lounge And Dining Area, Ideal For Entertaining
- Well Appointed Breakfast Kitchen Featuring Rangemaster Oven
- Ground Floor Hosts Two Generous Bedrooms And Contemporary Bathroom Suite
- Upstairs Bedrooms Offer Flexible Options For Guests, Family, Or Home Office
- Lean To Providing Useful Utility Space And Storage
- Good Sized Garden With Lawn, Patio And Planting Beds
- Detached Garage Provides Useful Storage
- Walking Distance To Local Park And Nearby Blagreaves Lane Shops
- Convenient Access To Rolls Royce And Other Key Employers

Size

Approx 1055.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

C

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.

© Curran Birds + Co 2024 All rights Reserved