

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.





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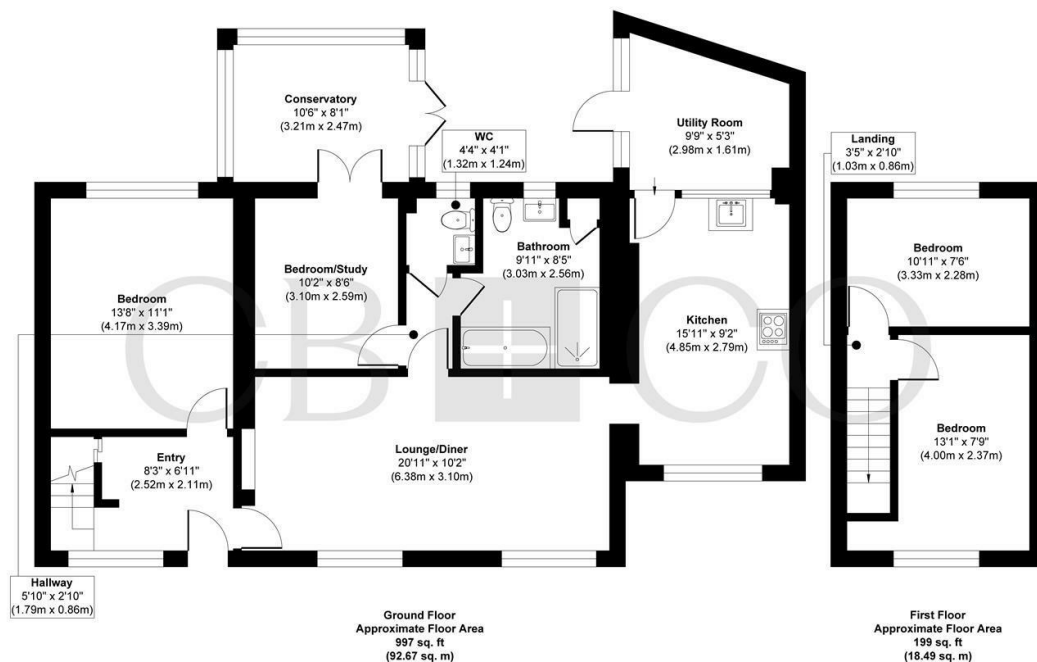
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4a Brookfield Avenue



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*

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