

CURRAN
BIRDS
+
CO



D37205

Carrington Street, DE1 2LY

£250,000



CURRAN BIRDS + CO

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



NO CHAIN, IDEAL FIRST TIME BUY - Positioned within the popular Castleward development, this contemporary three-bedroom home presents a smart blend of modern design and city-centre convenience. Thoughtfully arranged living spaces offer a practical yet stylish setting suited to both everyday life and entertaining.

Coordinated finishes and generous natural light create an inviting atmosphere throughout. The rear lounge opens directly onto an easy-maintenance garden, while the well-appointed kitchen sits neatly at the front, ideal for modern living. With an en suite to the principal bedroom, leased parking, and a short walk to Derby railway station and Derbion shopping centre, this is a home designed for ease, comfort, and a connected urban lifestyle.



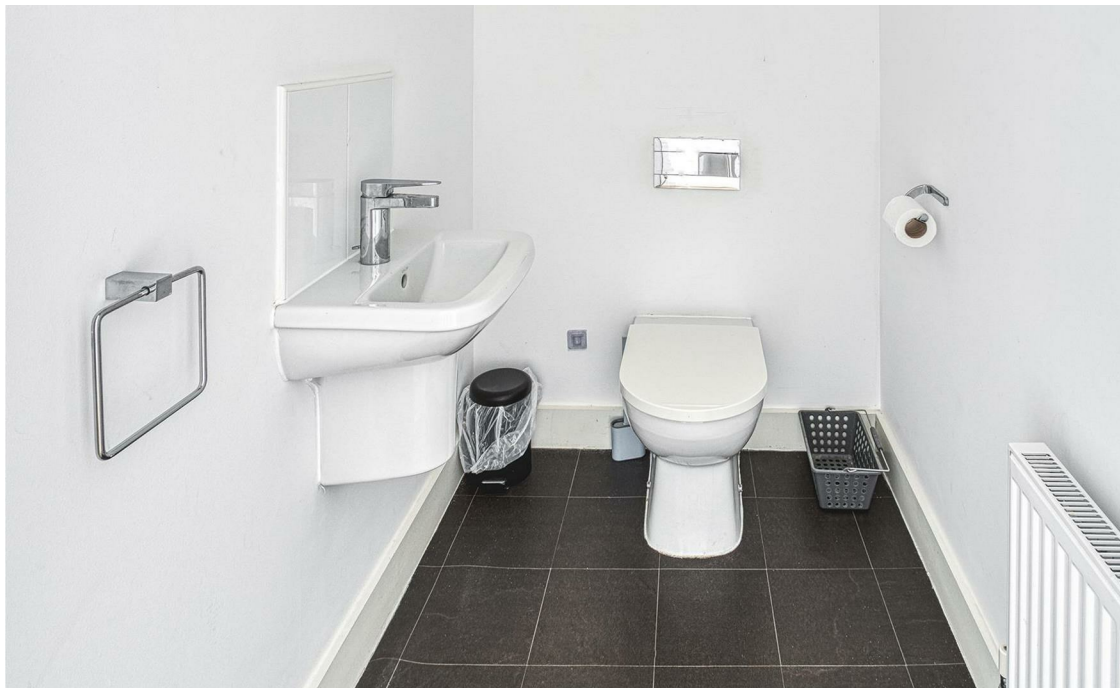


The Detail

The property is entered via a storm porch leading into a welcoming hallway, finished with durable laminate flooring and enhanced by natural light from a frosted window. To the front, the kitchen is fitted with high-gloss wall and base units, integrated Zanussi appliances, and recessed lighting, creating a practical and contemporary workspace. A ground-floor WC and useful understairs storage add everyday functionality.

At the rear, the lounge offers a comfortable living area with French doors opening onto the easy-maintenance garden, allowing a seamless flow between indoor and outdoor space. Upstairs, the first-floor landing is bright and airy, leading to three well-proportioned bedrooms. The principal bedroom benefits from an en suite shower room and dedicated recess area for wardrobes, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property benefits from a leased parking space located within the rear courtyard, available at a cost of £133.60 per annum, providing a practical solution for city-centre living.







CURRAN BIRDS + CO

The Location

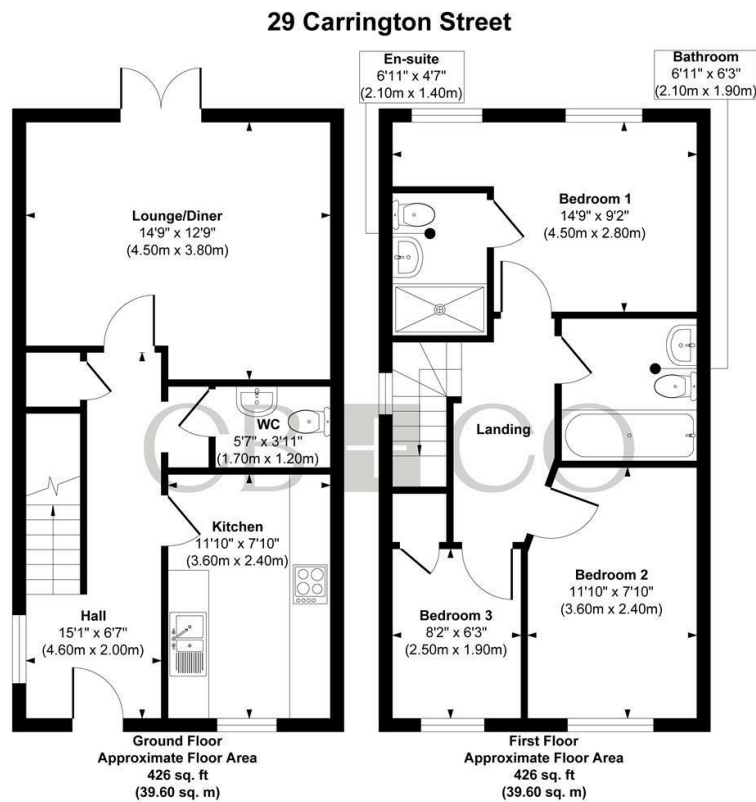
Castleward has quickly established itself as one of Derby's most convenient residential settings, combining modern living with easy access to the city centre. Derby railway station is just a short walk away, making this an excellent choice for commuters, while Pride Park and the shopping centre offer a wide range of retail, leisure, and dining options.

The area is well served by everyday essentials, fitness facilities, and riverside walks that add a welcome sense of balance to city life. Independent cafés, casual eateries, and popular local pubs contribute to a lively yet well-considered community feel. With a school close by and excellent transport connections, the location supports both practical needs and an enjoyable day-to-day lifestyle.









Approx. Gross Internal Floor Area 852 sq. ft / 79.20 sq. m

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

Produced by Elements Property

The *Particulars*

- Three Bedroom Contemporary End Townhouse
- Sought After Castleward Development
- Modern Fitted Kitchen With Zanussi Integrated Appliances
- Rear Lounge With French Doors
- Ground Floor WC And Storage
- Principal Bedroom With En Suite
- Low Maintenance Rear Garden
- Leased Allocated Parking Space
- Ideal First Time Buy
- No Upward Chain

Size

Approx 852.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

B

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