



CURRAN
BIRDS
+ CO

Charing Court, Derby
Offers Over £210,000



CURRAN BIRDS + CO

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



IDEAL FIRST TIME BUY, NO CHAIN – This immaculate and modernised two bedroom property offers an excellent opportunity for first-time buyers, professionals, or those looking to downsize. Positioned at the head of a quiet cul-de-sac, the home enjoys a private setting alongside thoughtfully updated interiors and a practical layout suited to modern living.

The accommodation includes a welcoming entrance hallway, a fitted kitchen with integrated appliances, and a spacious lounge dining room with French doors opening directly onto the rear garden. Upstairs, there are two well-proportioned bedrooms, including a principal bedroom with fitted wardrobes, alongside a contemporary refitted bathroom featuring a rainfall shower and quality fittings.

Outside, the southwest-facing garden provides an excellent space for relaxing or entertaining, while the double-width driveway offers valuable off-street parking.





The property is entered via a welcoming entrance hallway featuring laminate flooring, inset glazed panels allowing additional natural light, and stairs rising to the first floor. Positioned to the front elevation, the kitchen has been fitted with matching wall and base units complemented by tiled splashbacks and grey wood-grain effect laminate flooring. Integrated appliances include an electric oven, gas hob, and cooker hood, whilst further space is provided for a fridge-freezer and automatic washing machine. A stainless steel sink and drainer unit with mixer tap is also included.

To the rear of the property, the spacious lounge dining room provides an excellent everyday living and entertaining area with ample space for both seating and dining furniture. French doors open directly onto the rear garden, creating a pleasant connection between the indoor and outdoor living areas, whilst coving to the ceiling and laminate flooring add to the overall finish.



The first floor accommodation is carpeted throughout and comprises two bedrooms and the family bathroom. The principal bedroom overlooks the rear garden and benefits from fitted wardrobes, whilst the additional bedroom is positioned to the front aspect.

The bathroom has been refitted with a contemporary three-piece suite incorporating a panel bath with shower screen, rainfall thermostatic shower with additional attachment, wash hand basin with integrated storage drawers, WC, heated towel radiator, and mosaic-style vinyl flooring. Further practical features include double-glazed windows throughout, engineered internal doors, and a built-in airing cupboard housing the Worcester Bosch combination boiler.





CURRAN BIRDS + CO

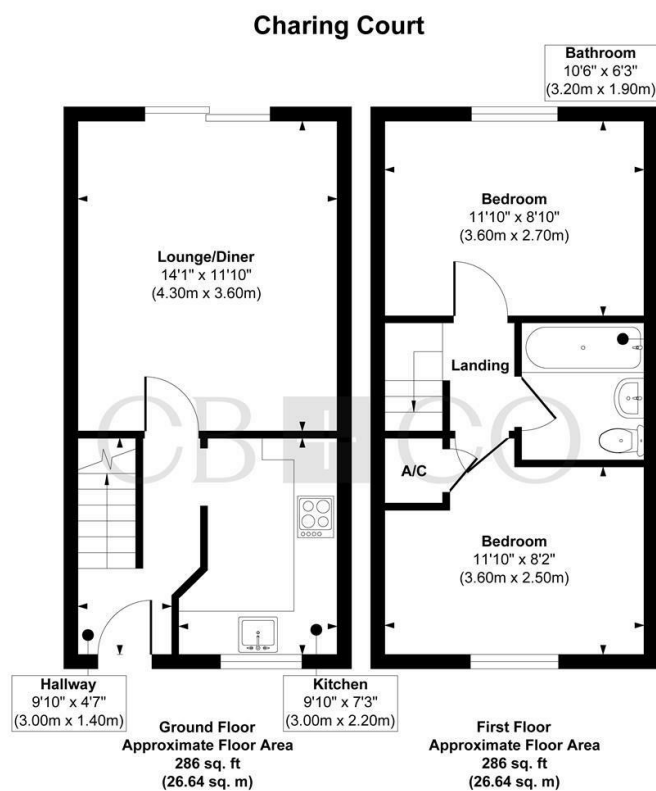
Externally, the property occupies an attractive position at the head of a cul-de-sac. To the front is a double-width tarmac driveway providing side-by-side off-street parking. The enclosed rear garden enjoys a southwest-facing aspect and has been designed for ease of maintenance with a lawned area, planting borders, paved patio seating area, secure garden shed, and gated side access.

Chester Green is ideally positioned close to Darley Park and riverside walks, whilst also being situated on the fringes of Derby City Centre, which is just a short walk away. The nearby Cathedral Quarter offers an excellent selection of bars, restaurants, cafés, and independent shops, creating a vibrant setting with a strong community feel. Derby Railway Station and major road networks including the A38 and A52 are also easily accessible, making the property well suited for commuters.









Approx. Gross Internal Floor Area 572 sq. ft / 53.28 sq. m

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

Produced by Elements Property

The Particulars

- Modern Semi Detached Property, Cul-de-sac Position
- Ideal For First Time Buyer Or Excellent Rental Potential
- Spacious Lounge Dining Room, French Doors To Rear Garden
- Modern Fitted Kitchen, Integrated Appliances
- Two Double Bedrooms
- Worcester Bosch Combination Boiler, Engineered Oak Internal Doors
- Refitted Contemporary Bathroom, Bath With Rainfall Shower
- Private, Southwest-Facing Rear Garden
- Superb Location Near To Darley Park, Close To Riverside Walks
- No Onward Chain

Size

Approx 602.78 sq ft

Energy Performance Certificate (EPC)

Rating C

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