



CORONATION AVENUE, ALVASTON, DERBY

PRICE £265,000

3 BEDROOM

| 1 BATHROOM

| 1 RECEPTION



WELCOME TO CORONATION AVENUE

A beautifully presented three-bedroom semi-detached home offering a wonderful blend of character, comfort and modern family living. This attractive property provides a welcoming interior with distinctive character features, a sociable open-plan kitchen and dining space, and excellent outdoor provision.

The bay-fronted lounge creates a warm first impression, while the open-plan rear of the home is designed around everyday living and entertaining. Upstairs, three well-proportioned bedrooms include fitted storage and dedicated dressing space, supported by a contemporary family bathroom.

Outside, the generous enclosed garden is a particular highlight, combining landscaped seating areas, lawn, planting and several useful outbuildings, providing flexibility for hobbies, storage and leisure. The property also benefits from uPVC double glazing and gas central heating.

THE DETAIL

The Detail

The ground floor opens into a welcoming hallway with feature tiled flooring, radiator and useful understairs storage, which benefits from a double-glazed window providing additional natural light. The lounge is positioned to the front and features a characterful bay window, laminate flooring, high-pitched ceiling and fireplace with space for an electric fire. Double doors lead into the sociable kitchen and dining area, creating a strong connection between the principal living spaces.

The dining area incorporates a breakfast bar with seating, together with a recess for a cabinet, drinks cabinet and base unit providing useful storage and display space. The kitchen is fitted with worktops, tiled splashbacks, sink and drainer with mixer tap, integrated dishwasher and a range of Zanussi appliances including an integrated microwave, oven and gas hob, alongside a stainless-steel cooker hood. The combi boiler is also housed within the kitchen.

To the first floor are three well-proportioned bedrooms, with fitted and built-in wardrobes providing excellent storage. The modern family bathroom is fitted with a three-piece suite, electric shower and heated towel radiator.

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Outside, the large enclosed rear garden has been landscaped to provide a versatile outdoor setting, with hedge boundaries, planting beds, pebble beds, decking, raised patio and lawn. Outdoor lighting enhances the garden in the evening, while two brick outbuildings, a timber workshop and further shed provide excellent storage and hobby space. Off-road parking is available at the front.

The property enjoys a convenient position with a wide range of amenities close at hand, making it an excellent choice for both families and professionals. A local shopping parade is within easy reach, offering a selection of independent shops, supermarkets and everyday services. Nearby, Elvaston Castle and Country Park provides beautiful parkland, scenic walking routes and outdoor events throughout the year. Pride Park is also readily accessible, offering leisure facilities, retail outlets and employment opportunities, whilst Derby railway station provides direct services to major cities across the country. The location is particularly well suited to those working at Rolls-Royce, with the employer situated a short distance away, further enhancing the property's appeal for commuters.

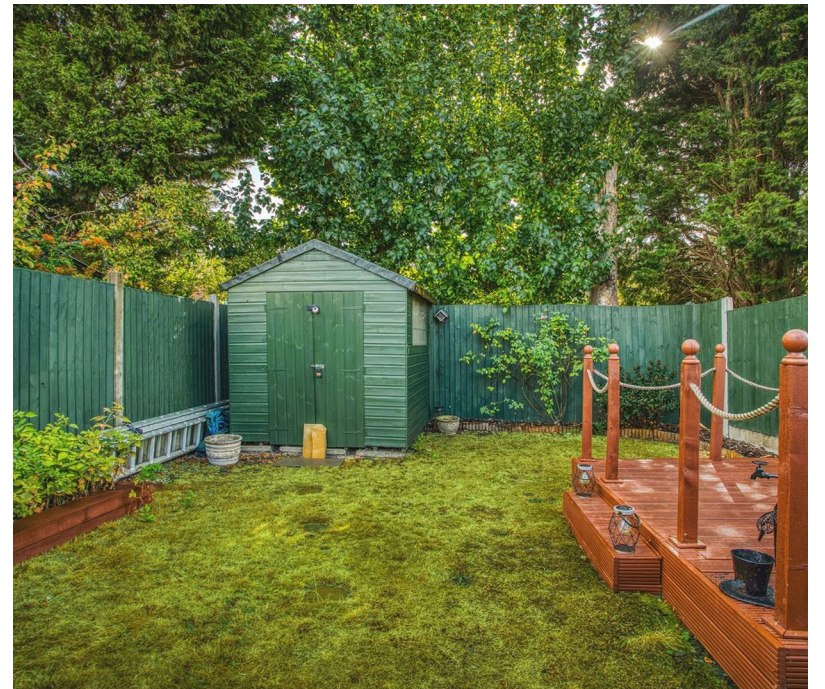
CB+CO





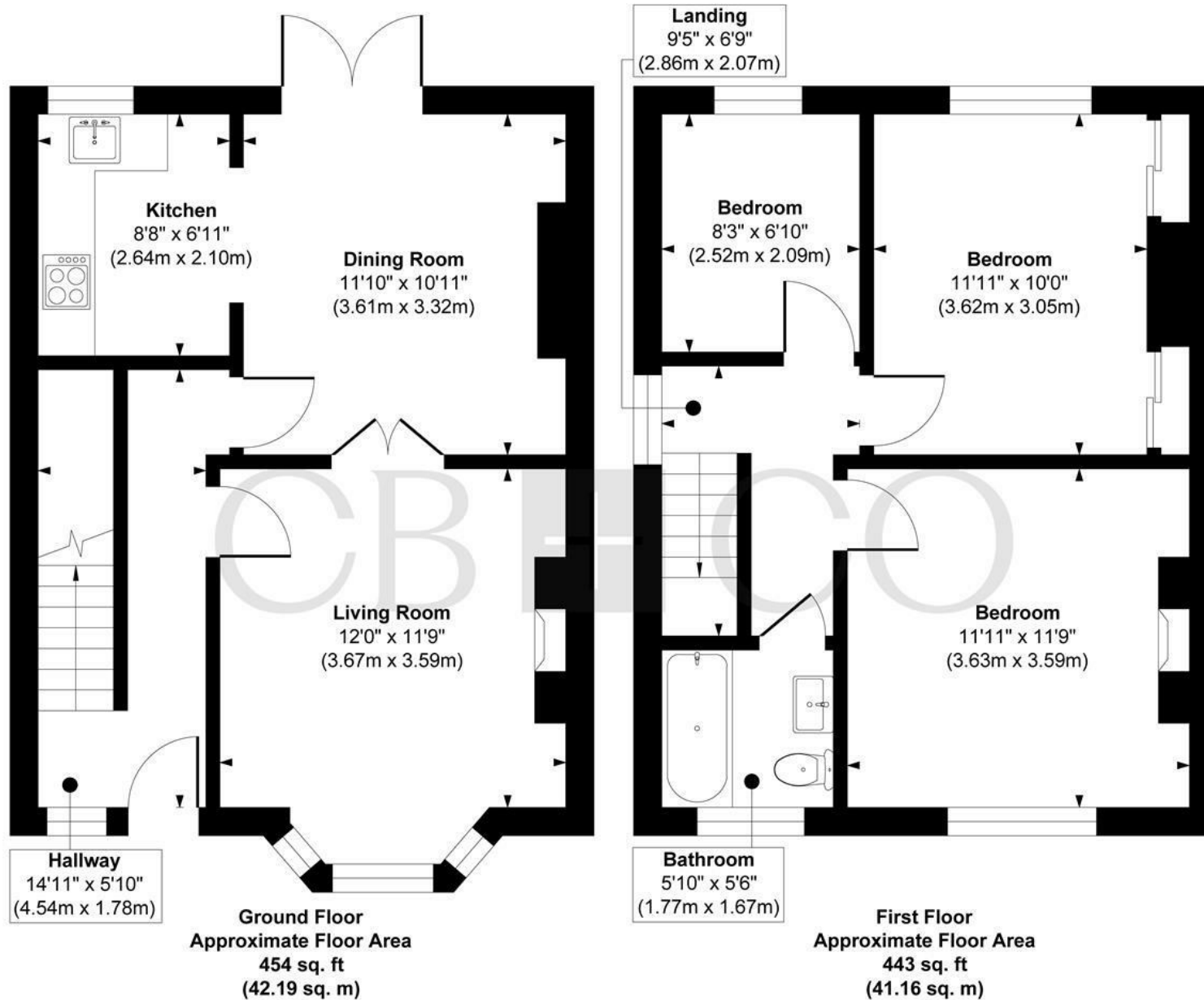








Coronation Avenue



Approx. Gross Internal Floor Area 897 sq. ft / 83.35 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

897.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

B

- Popular Tree Lined Road In Alvaston
- Bay Fronted Three Bedroom Semi Detached Property
- Lounge With Feature Fire Place And High Pitched Ceilings
- Fitted Kitchen With Integrated Zanussi Appliances
- Large Landscaped Rear Garden
- Raised Patio, Decking, Lawn And Established Planting Areas
- Two Brick Outbuildings, Timber Workshop And Further Garden Shed
- Off Street Parking
- Ideal First Time Buy
- Close To Road Links, Local Schools And Amenities

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

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