



CURRAN  
BIRDS  
CO

4, DE1  
£900 Per month



# CURRAN BIRDS + CO

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



AVAILABLE NOW - A neatly presented modern, two bedroom semi-detached property with driveway, occupying this most convenient cul-de-sac location on the edge of Chester Green, just a short walk away from Derby City Centre, Darley Fields and the beautiful Darley Park. Ideal for a young professional or a professional couple.

The property offers modern living and has been recently redecorated and had some new carpets installed and in brief comprises: entrance hallway, fitted kitchen and lounge dining room with patio doors to the rear garden. The first floor gives access to two double bedrooms and bathroom.

Outside, the property has a driveway with parking for two cars and there is an enclosed garden with patio and lawn area.









### The Detail

This modern two-bedroom townhouse offers smart, functional living across two well-designed floors.

Entering through a panelled double-glazed door, you're welcomed into a hallway laid with oak-effect flooring and a staircase leading to the first floor. The lounge-dining area is positioned to the rear of the property and benefits from aluminium double-glazed patio doors that open onto the private garden—ideal for relaxing or entertaining. The kitchen, located at the front, is fitted with white fronted cabinetry, roll-edge laminate worktops, and a stainless steel electric oven with gas hob and extractor above. A composite 1.5 bowl sink sits beneath a UPVC window, with space provided for both a washing machine (included) and tall fridge-freezer.

Upstairs, the primary bedroom overlooks the rear garden, while the second bedroom to the front includes built-in storage. The central bathroom is finished with a white three-piece suite, comprising a panelled bath with glazed shower screen and mixer, pedestal basin, low-level WC, and tiled flooring.

Externally, the property offers two off-street parking spaces at the front, while the rear garden includes a paved patio, aerated lawn, timber shed, and fenced boundary—ideal for those seeking outdoor space without excessive upkeep.









CURRAN BIRDS + CO



### The Location

The property is located in the highly sought after Chester Green, which is a noted conservation area of Derby located a short walk from the City centre, which offers easy access to a full range of amenities including restaurants and bars within Friar Gate and the Cathedral Quarter, together with the Derbion shopping centre.

Darley Fields recreational ground is situated just a few minutes walk away, Darley Park and the delightful River Derwent all combine to offer pleasant walks and an array of outdoor activities, again within walking distance of this property.

This property's location offers great access to Derby Railway Station and the nearby A38, A52 linking to the M1 Motorway and the main motorway network.

The location is also convenient for Pride Park and employment opportunities at University of Derby, The Royal Derby Hospital, Rolls-Royce and Alstom Trains.





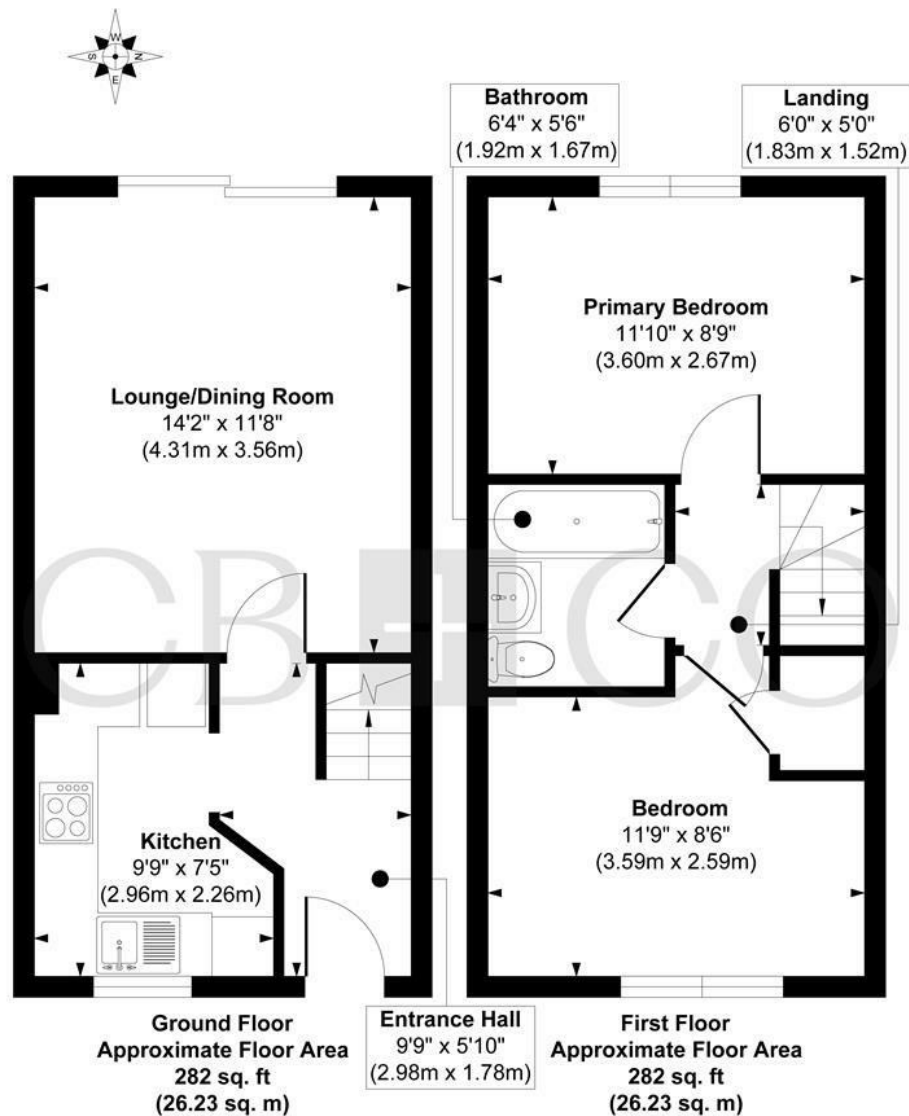








Euston Drive, Chester Green, Derby



Approx. Gross Internal Floor Area 564 sq. ft / 52.46 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## The Particulars

- Modern Two Double Bedroom Semi-Detached Home
- Ideal for Professional or Young Couple
- Recently Decorated - Neutral Presentation
- Entrance Hallway & Fitted Kitchen
- Spacious Lounge Dining Room with Patio Doors
- Two Double Bedrooms & Bathroom
- Two Parking Spaces & Enclosed Rear Garden
- Most Convenient Location close to Darley Park & Darley Fields
- Walking Distance To Derby City Centre And Local Amenities
- Available Now - Unfurnished

### Size

Approx 564.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

B

CURRAN BIRDS + CO



# 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