

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



Located on Blagreaves Avenue, this semi-detached chalet-style bungalow sits on a generous, well-screened plot, offering a high level of privacy while remaining well-connected to local amenities. The property is arranged over two levels, with practical internal space and a thoughtful layout that lends itself well to a range of lifestyles.

Entry is via a central hallway, which leads through to a bay-fronted lounge positioned at the front of the home. At the rear, the kitchen features matching wall and base units, space for appliances, and houses the central heating boiler. A staircase from this space leads to a loft room that functions well as a third bedroom or flexible additional space.

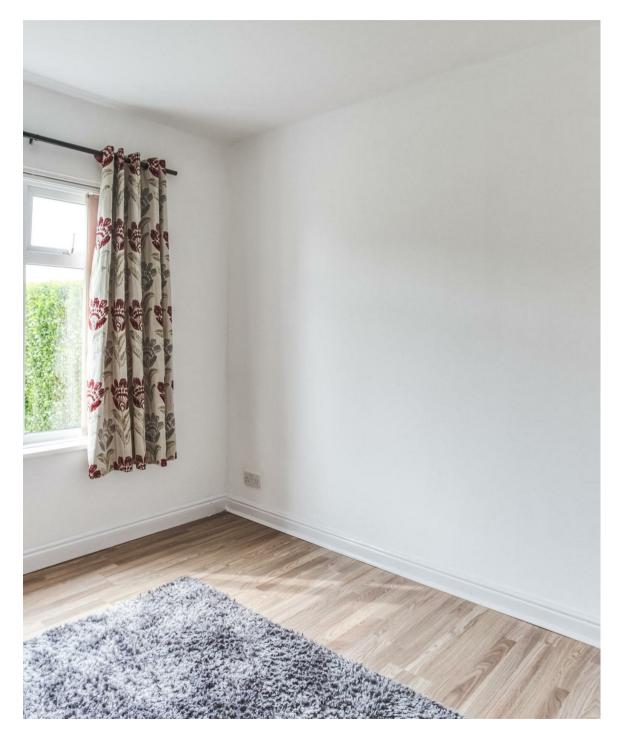






There are two further bedrooms on the ground floor, along with a well-finished modern bathroom that includes a panel bath, rainfall shower, vanity unit, washbasin, WC and mirrored cabinet. The home is equipped with double-glazed windows and gas central heating throughout, supporting year-round comfort.

The rear garden is a key feature of the property—mature, sizeable, and private, it provides ample space for children to play and a patio area ideal for outdoor dining or quiet time outdoors. To the front, a driveway offers off-road parking for multiple vehicles.









CURRAN BIRDS

The location is convenient for daily life, with shops along Blagreaves Lane within easy reach. Derby Moor School is within walking distance, and larger employers such as Rolls-Royce, Toyota, and the Royal Derby Hospital are all accessible, making this a practical option for working professionals and families alike.

A well-balanced rental home offering generous outdoor space, flexible living, and excellent local connections.





47 Blagreaves Avenue Bathroom 6'7" x 4'7" (2.00m x 1.40m) Kitchen Bedroom Loft Room 9'10" x 9'10" 9'10" x 7'7" 11'10" x 9'6" (3.00m x 3.00m) (3.00m x 2.30m) (3.60m x 2.90m) Lounge 11'10" x 9'10" (3.60m x 3.00m) Bedroom 11'10" x 8'10" (3.60m x 2.70m) **Entrance Hall** 12'10" x 3'10" (3.90m x 1.18m) First Floor **Ground Floor** Approximate Floor Area Approximate Floor Area 505 sq. ft 112 sq. ft (46.93 sq. m) (10.44 sq. m)

Approx. Gross Internal Floor Area 617 sq. ft / 57.37 sq. m Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Elements Property

The Particulars

- Situated On Blagreaves Avenue In A Well-Connected Residential
- Semi-Detached Chalet-Style Bungalow Set On A Generous Private Plot
- Bay-Fronted Lounge Positioned At The Front Of The Property
- Kitchen With Matching Wall And Base Units And Space For Appliances
- Loft Room Ideal As Third Bedroom Or Flexible Additional Space
- Two Ground Floor Bedrooms And A Stylish Modern Bathroon
- Mature Rear Garden With Lawn And Patio Area For Outdoor Enjoyment
- Driveway Parking For Multiple Vehicles At The Fron
- Walking Distance To Schools, Shops, And Major Employers Like Rolls-Royce
- Available For Immediate Occupance

Size

Approx 617.00 sq:

Energy Performance Certificate (EPC)

Rating I

Council Tax Band

В

CURRAN BIRDS TO CONTRIBUTE CONTRI

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.