



CURRAN  
BIRDS  
+ CO

Netherwood Court,  
Allestree  
£2,000 PCM





# CURRAN BIRDS + CO

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



ELEGANT MODERN LIVING – Tucked away in a peaceful corner of sought-after Allestree, this beautifully finished home offers a rare combination of spacious living, refined design, and practical functionality. A standout feature is the expansive open-plan living space, flooded with natural light and perfect for both relaxed family life and stylish entertaining. The contemporary kitchen, complete with premium finishes and a built-in wine cooler, adds a touch of luxury. With three bathrooms, including a luxurious four-piece family suite and an en-suite to the master, this home has been thoughtfully designed to meet modern needs. A generous driveway completes the offering.









### The Detail

This immaculately presented home has been finished to a high specification throughout. The ground floor features a spacious, open-plan living and dining area that creates a superb social space, complemented by a sleek, modern kitchen with integrated cabinetry, quality worktops, and a built-in wine cooler—perfect for entertaining. A ground floor shower room adds everyday convenience.

Upstairs, the property boasts a beautifully appointed family bathroom featuring a four-piece suite, including a freestanding roll-top bath and a generous double shower cubicle. The master bedroom enjoys the added benefit of a private en-suite, while further bedrooms offer flexibility for family, guests, or home working.

Externally, the home sits on a generous plot with a driveway providing off-road parking for multiple vehicles, offering both practicality and kerb appeal. Stylish, spacious, and ideally configured, this is a home that ticks all the boxes for modern living.









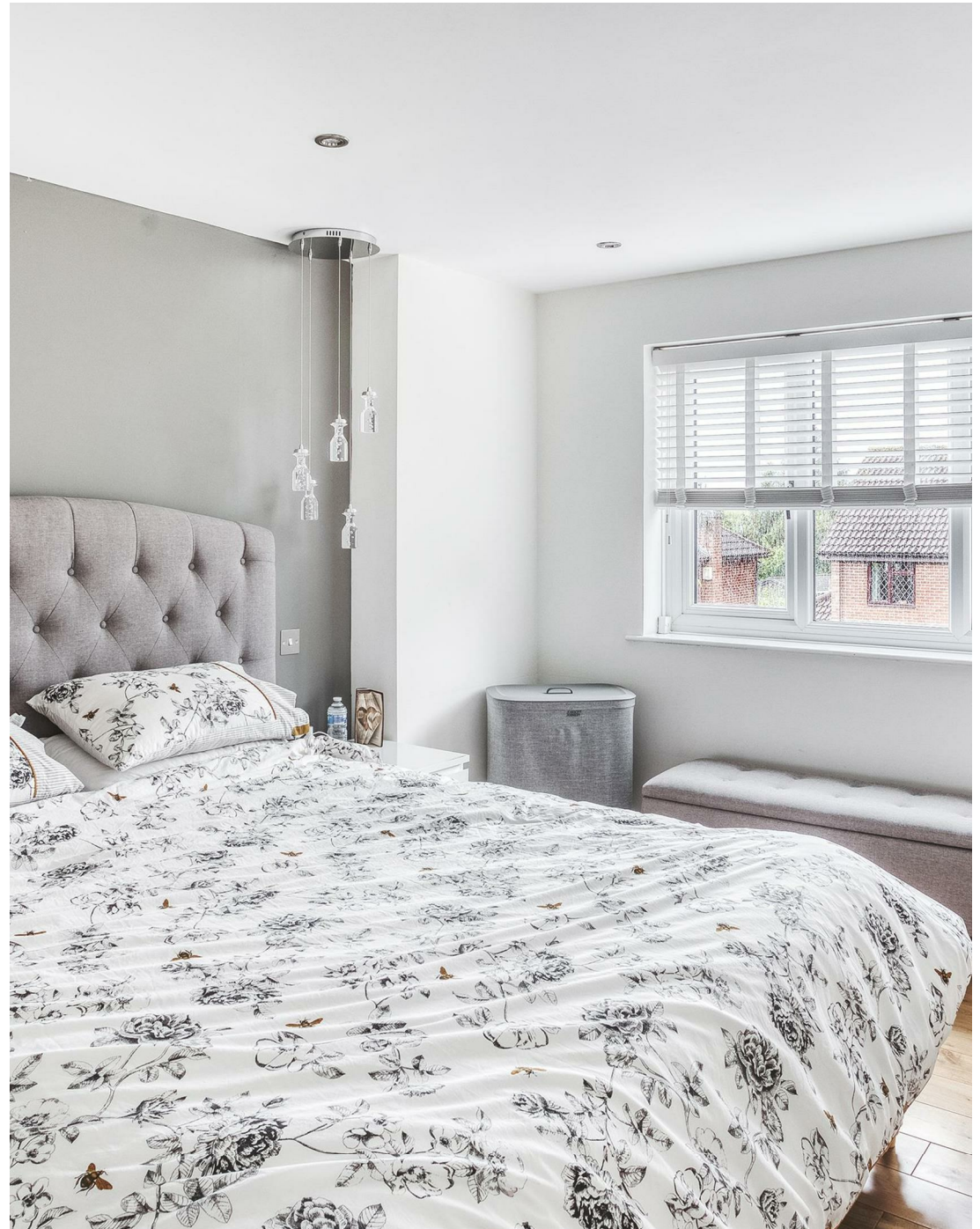


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## The Location

Located in the heart of Allestree, one of Derby's most desirable suburbs, this property offers a rare balance of peaceful surroundings and excellent connectivity. Local amenities are within easy reach, including a range of shops, cafes, and well-regarded schools. The expansive Allestree Park and nearby Darley Park offer green open spaces for walking, cycling, and family outings. Excellent transport links make commuting straightforward, with the A38 and A52 providing quick access to Derby city centre and further afield. Ideal for professionals, families, or those simply looking to enjoy a quiet, well-connected residential location.





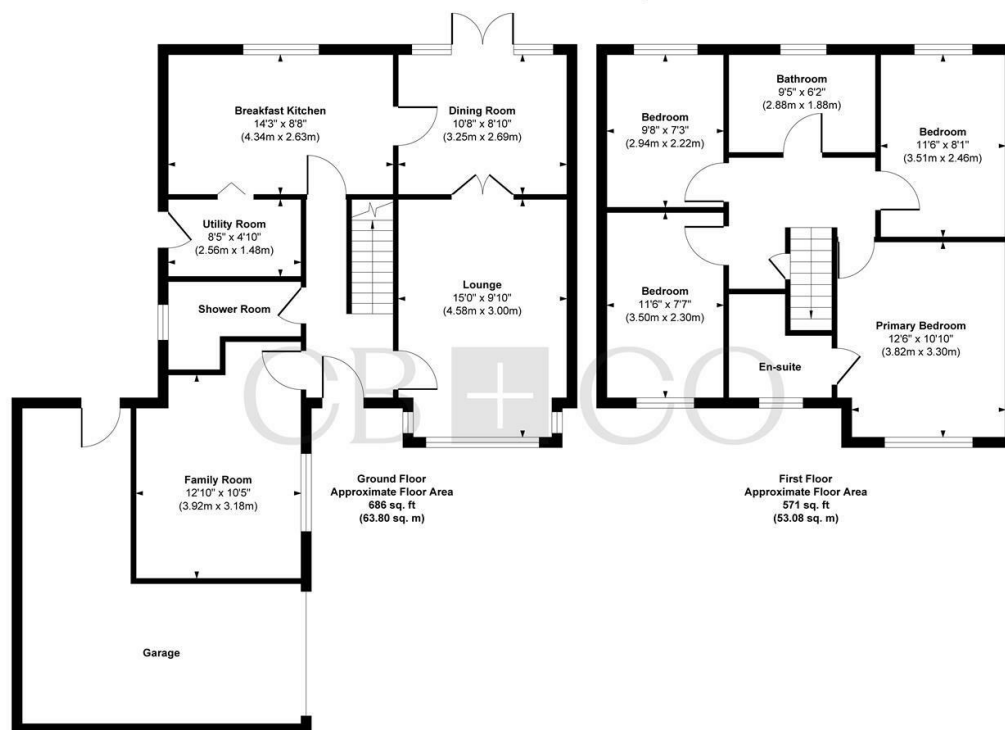








## Netherwood Court, Allestree, Derby, DE22 2NU



**Approx. Gross Internal Floor Area 1257 sq. ft / 116.88 sq. m (Excluding Garage)**

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

Produced by Elements Property

## The Particulars

- Sleek High-End Kitchen With Wine Cooler
- Ground Floor Shower Room For Convenience
- Luxurious Four-Piece Family Bathroom
- Freestanding Roll-Top Bath And Double Shower
- Master Bedroom With Private En-Suite
- Immaculately Presented Throughout
- Driveway Parking For Multiple Vehicles
- Peaceful Setting In Desirable Allestree
- Spacious Open-Plan Living Area
- Close To Parks, Schools, And Amenities

### Size

Approx 1257.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

E



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Let's *Talk*

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