

CURRAN  
BIRDS  
CO



Vivian Street  
Chester Green  
£1,100 Per month



# CURRAN BIRDS + CO

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



BEAUTIFUL CONTEMPORARY HOME - A beautifully presented modern, two bedroom semi-detached property with single garage, occupying this most convenient location on the edge of Chester Green, just a short walk away from Derby City Centre, Darley Fields and the beautiful Darley Park.

The property offers modern living with a superb high specification open plan living kitchen, fitted with contemporary units, Neff integrated appliances, quartz worksurfaces and engineered oak flooring. This stylish home also includes stylish modern furniture with the let.

Ideal for a young professional or a professional couple.





## The Detail

A beautifully appointed modern Coach House style, semi-detached home occupying this most convenient location on the edge of Chester Green. The property offers a quality specification throughout and is available on a part furnished basis with stylish modern furniture included within the let. The property would be ideally suited to the young professional or couple and is positioned within easy walking distance of Derby City Centre and also Darley Fields and the beautiful Darley Park.

Built in 2018 to a quality specification that includes engineered oak flooring, wood unit double glazed sash windows and a combination boiler gas central heating system. The beautifully appointed contemporary kitchen also includes Neff integrated appliances and quartz worksurfaces.

The accommodation in brief comprises: spacious entrance hallway with open plan utility area. There is a downstairs wc and internal door access leading to a large single integral garage. There is also a rear door access from the utility area leading to the enclosed rear garden. The stairs from the entrance hallway lead to the first floor accommodation. The first floor offers a stunning open plan living kitchen with dining area. The landing area gives access to a spacious double bedroom, single bedroom and contemporary bathroom.

Outside there are parking spaces in front of the property, controlled by a permit parking scheme. There is also access to the wide large single integral garage and also gated access to the rear leading to a low maintenance paved courtyard style rear garden with a walled and fence panelled boundary.





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## 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.

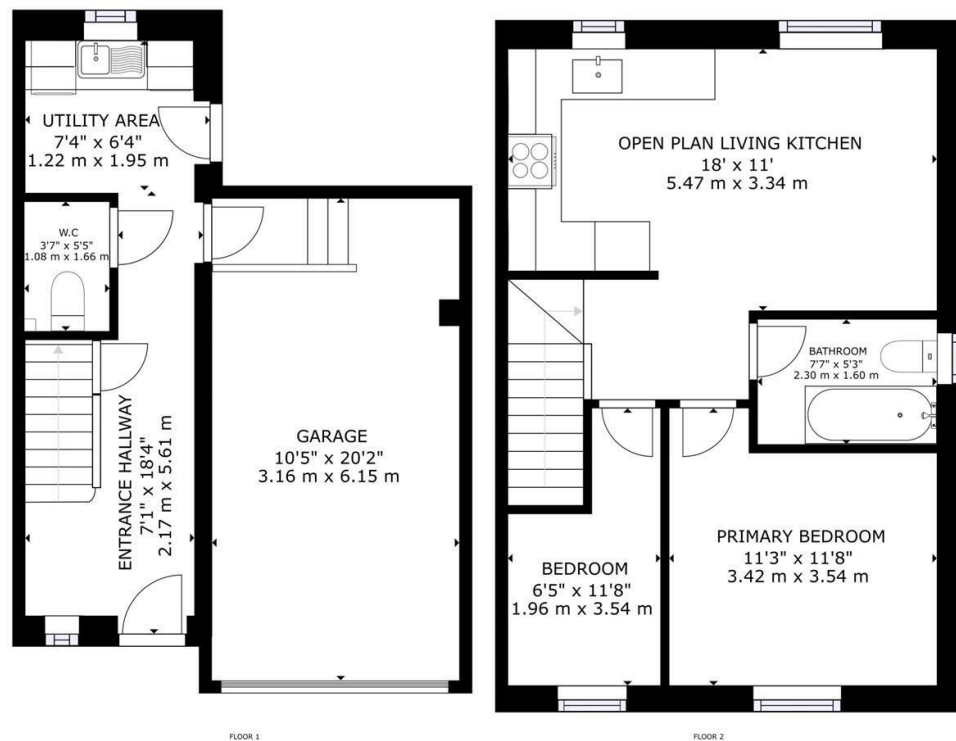
This property's location offers great access to Derby Railway Station and the nearby A38, A52 linking to the M1 Motorway and the main motorway network.

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









GROSS INTERNAL AREA  
FLOOR 1: 408 sq ft, 37.92 m<sup>2</sup>; FLOOR 2: 517 sq ft, 48.07m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 209 sq ft, 19.43 m<sup>2</sup>  
TOTAL: 925 sq ft, 85.99 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## The Particulars

- Modern Coach House Style Property
- Stylish Contemporary Fittings Throughout
- Ideal for Professionals
- Gas Central Heating & Double Glazing
- Entrance Hallway, Downstairs WC & Utility Room
- Superb Open Plan Living Kitchen
- Two Bedrooms & Contemporary Bathroom
- Permit Parking, Single Integral Garage & Low Maintenance Rear Garden
- Close to Derby City Centre & Darley Fields
- Available May 2026

### Size

Approx 925.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

B

# CURRAN BIRDS + CO

Let's *Talk*

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