

CURRAN  
BIRDS  
+ CO

Ingleby Avenue, Derby

£300,00



CURRAN BIRDS + CO

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



NO CHAIN - A well presented traditional bay fronted detached property of style and character with generous plot and mature garden, offering an ideal location for a family wanting to be close to amenities, schools and other community facilities. The property has been presented to a tasteful neutral theme throughout and has superb contemporary fittings including a beautiful open plan dining kitchen with french doors leading to the rear garden and also a superb contemporary shower room.

A stand out feature, is the large plot that the property sits on. It is well set back from the road with a block paved driveway, whilst to the rear is generous private enclosed rear garden. This generous plot also lends itself to offering excellent extension potential (subject to necessary planning consent being obtained)





#### The Detail

The property enjoys many stand out features, with one being the large plot that the property sits on with an extensive private garden to rear offering excellent potential for an extension (subject to planning consent being obtained).

Internally the property has been well maintained making this an ideal family home. The property has a lounge with feature bay window capturing plenty of light, whilst at the rear and backing on to the garden is an open plan kitchen dining area. The modern kitchen has been refitted to a high standard with integrated appliances, quality worktops and sink drainer unit. This is an ideal room for entertaining guests or enjoying meals with the family.

Upon the first floor are three bedrooms, the two double having the benefit from fitted wardrobes. In addition there is an impressive contemporary en-suite shower room with white three piece suite including a walk in shower with rainfall shower head, low flush wc, wash hand basin with vanity unit and chrome towel radiator.

The property is well set back from road with a block paved driveway proving parking. At the rear, is a large garden offering a great degree of privacy with a patio area and large lawn. This is ideal for the keen gardener or family with young children. There is also a detached brick built garage located in generous rear garden providing useful storage.







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### The Location

Ingleby Avenue is a popular and convenient location, being a short walk from many community facilities, places of worship and other amenities.

Situated close to the Rolls Royce Sinfin site, a major employer in Derby, this home offers convenience for those working in the area. Additionally, the property is within walking distance to the local retail park featuring supermarkets making grocery shopping a breeze, B&Q store for the DIY enthusiasts and places to eat or grab a coffee.

For those who enjoy staying active, the Moorways swimming pool and water park are within an easy 5 minute drive providing endless fun for all ages. For those wanting to enjoy a walk, Normanton Park is on the doorstep.

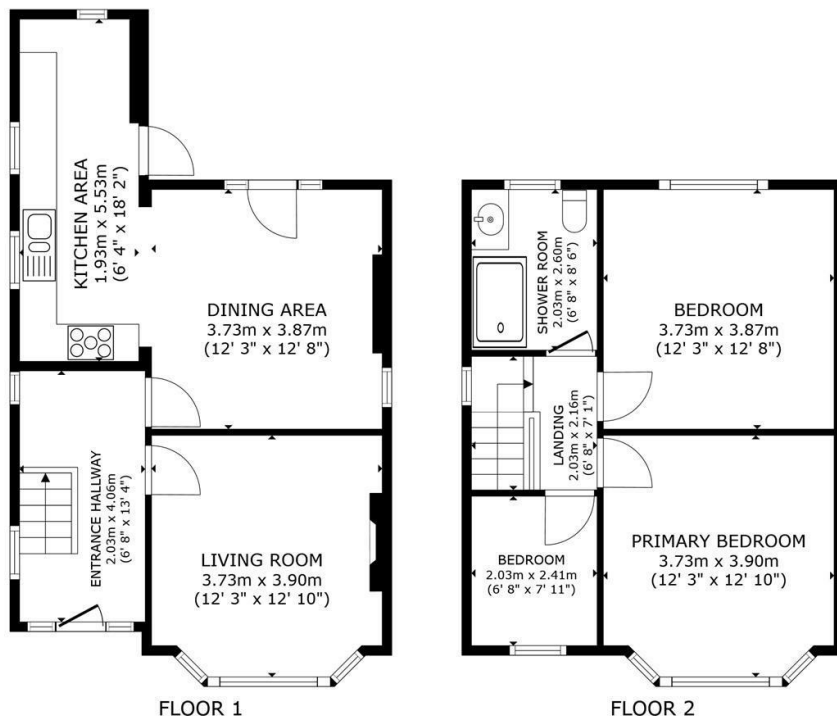
Furthermore, the popular Cavendish Shopping Centre is nearby with healthcare facilities and local shops which form part of a bustling community.











GROSS INTERNAL AREA  
 FLOOR 1 48.9 m<sup>2</sup> (526 sq.ft.) FLOOR 2 44.4 m<sup>2</sup> (478 sq.ft.)  
 TOTAL: 93.3 m<sup>2</sup> (1,005 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The Particulars

- Traditional Bay Fronted Detached Property
- Spacious Open Plan Dining Kitchen
- Three Bedrooms with Fitted Wardobes
- Modern Contemporary Shower Room with Rainfall Shower
- Sizeable Frontage with Block Paved Driveway
- Large Private Rear Garden with Lawn and Patio Areas
- Workshop Situated to the Rear
- Close to Local Supermarkets & Retail Park
- Approx 1005 Sq/ft of Well Presented Accommodation
- In Close Proximity to Rolls-Royce

### Size

Approx 1005.00 sq ft

### Energy Performance Certificate (EPC)

Rating

Council Tax Band

C

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*Let's Talk*

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