

CURRAN  
BIRDS  
+ CO

Home Farm Drive, Allestree  
£310,000



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



ECCLESBOURNE SCHOOL CATCHMENT - A most stylish, extended detached family home with detached garage, set within this much sought after position close to local amenities and within a short walk of Allestree Park & Lake. This property has been comprehensively upgraded and has been appointed with beautiful contemporary fittings and quality karndean flooring.

The property offers three well proportioned bedrooms and would be an ideal home for the first time buyer or young family. There are local primary schools in close proximity and at secondary level, the property falls within the Ecclesbourne School Catchment. Being handily placed on the outskirts of Allestree, the property offers great access on to the A6 which leads to Belper and the Peak District beyond.





### The Detail

The modern contemporary living accommodation has been upgraded to provide stylish living. On the ground floor, the hallway leads to a WC and spacious lounge, with a feature fireplace being the focal point of the room. Double doors lead to the dining kitchen which has a range of high quality white gloss units and integrated appliances. Upon the first floor there are three bedrooms and a modern contemporary bathroom with white suite.

The property is set back from the pavement edge behind a double width feature imprinted concrete drive providing car standing spaces for three cars. The driveway continues to the side of the property with secure gates and leads to the enclosed rear garden.

The rear garden enjoys a large feature imprinted concrete patio providing excellent space for sitting out and entertaining with raised flowerbeds and five steps up leading to a lawned garden which is enclosed by fencing.





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### The Location

Nestled in the desirable area of Allestree, this property offers convenient access to excellent road links including the A38 and A52, ensuring easy commutes to Derby and beyond. The vibrant Park Farm Shopping Centre, with its array of shops and cozy coffee spots, is just a short stroll away. For leisure, the prestigious Kedleston Golf Course, renowned for its challenging fairways and stunning landscape, is nearby. Families will appreciate being in the catchment area for the highly regarded Ecclesbourne School in Duffield, making this an ideal location for those seeking top-notch education and a vibrant community lifestyle.









## The Particulars

- Superb Extended Detached Family Home
- Stylish Presentation & Contemporary Fittings
- Three Well Proportioned Bedrooms
- Superb Contemporary Dining Kitchen
- Modern Contemporary Bathroom
- Driveway, Detached Garage & Landscaped Rear Garden
- Great Location, Close to Allestree Park
- Ecclesbourne School Catchment
- Short Drive to Commuter Links
- Village Amenities Nearby in Allestree, Duffield & Little Eaton

### Size

Approx 932.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band



GROSS INTERNAL AREA  
 FLOOR 1: 473 sq ft, 43.98 m<sup>2</sup>, FLOOR 2: 459 sq ft, 42.67 m<sup>2</sup>  
 TOTAL: 932 sq ft, 86.65 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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*Let's Talk*

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