

CURRAN  
BIRDS  
+ CO

54, DE22  
£285,000



CURRAN BIRDS + CO

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



GENEROUS PLOT & EXCITING POTENTIAL - Offered for sale with no chain is this deceptively spacious three bedroom chalet style bungalow, occupying this most generous corner plot position within this pleasant cul-de-sac position just a short walk away from Park Farm Shopping Centre. This property has been presented to a tasteful neutral theme throughout and offers exciting potential for improvement and significant potential for extension (subject to necessary planning consent being obtained)





#### The Detail

This deceptively spacious chalet style detached bungalow is conveniently situated in this delightful end of cul-de-sac position, just a short walk away from Park Farm Shopping Centre and excellent range of local shops and amenities.

A true feature of this home is the generous south east facing rear garden which really has to be viewed to be fully appreciated and this most generous garden plot allows for a significant potential for extension of the bungalow (subject to necessary planning consent being obtained)

The accommodation has the benefit of a Worcester boiler gas central heating system and double glazing and in brief the accommodation comprises: entrance hallway, living room, study/bedroom three, ground floor bathroom and a spacious dining kitchen and utility/boiler room area. The first floor landing leads to two generous double bedrooms.

Outside, the property stands in this elevated position set back from the cul-de-sac and offers a driveway and detached single garage with a useful covered storage area to the rear. There are gardens to the front and the most generous area of garden is to the side and rear. The rear garden has a generous paved patio, extensive lawned area and shrubbed borders.





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### The Location

Allestree is a very popular residential suburb of Derby, approximately three miles from the City centre and provides an excellent range of local amenities, including the noted Park Farm shopping centre which is located just a few minutes walk away.

There are excellent local schools at all levels, with the property falling within the catchment area for the noted Woodlands School.

There are regular bus services to Derby City Centre and Local recreational facilities include Woodlands Tennis Club, Allestree Park and nature reserve and fishing lake and Markeaton Park also having a boating and fishing lake, together with Kedleston Golf Course.

There is easy access onto the A38, leading to the A50 and M1 motorway. The location is convenient for the University of Derby, Rolls-Royce, Royal Derby Hospital and Toyota











## The Particulars

- Deceptively Spacious Chalet Style Detached Bungalow
- Generous Corner Plot – Delightful End of Cul-de-Sac Position
- Exciting Potential for Extension (Subject to Planning Consent)
- Tasteful Neutral Presentation
- Worcester Boiler Gas Central Heating & Double Glazing
- Entrance Hallway, Living Room & Spacious Dining Kitchen
- Ground Floor Bedroom/Study & Two Generous First Floor Double Bedrooms
- Driveway, Single Detached Garage & Generous Rear Garden
- Close to Park Farm Shopping Centre & Markeaton Park
- No Chain Involved

### Size

Approx 1022.00 sq ft

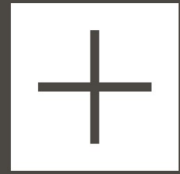
Energy Performance Certificate (EPC)

Rating

Council Tax Band

C

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*Let's Talk*

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