

CURRAN
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Highfield Lane
Chaddesden
£375,000



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



STUNNING EXTENDED HOME - A most attractive and stylish, extended bay fronted four bedroom detached family home, occupying this ever popular location close to excellent amenities and Pride Park. This property has been presented to a most stylish standard throughout by the current vendor and includes a number of quality upgrades and a most impressive 18ft x 17ft extended open plan dining kitchen with bi-folding doors, velux windows and dining island. The property offers four bedrooms, including three double bedrooms, contemporary bathroom and en-suite shower room. Outside, the property has a full width driveway, single garage and delightful south east facing rear garden.





The Detail

A most attractive, extended 1930's style four bedroom detached home of style and character, offering beautiful contemporary styled accommodation with a high specification and a quality of finish that really has to be viewed to be fully appreciated. The property has been extended with a double storey side extension and single storey rear extension including a stunning open plan dining kitchen with bi-folding doors, velux windows and contemporary styled dining kitchen with dining island.

The property has the benefit of uPVC double glazing and a combination boiler gas central heating system. The accommodation in brief comprises: extended entrance hallway, lounge with bay window, stunning extended open plan dining kitchen with dining island, integrated appliances, feature lighting and bi-folding doors, contemporary wc and spacious utility room with internal door access into the garage. The first floor landing leads to four bedrooms and contemporary bathroom with three piece suite. The primary bedroom has the benefit of contemporary en-suite shower room.

Outside, to the side of the property there is a full width block paved effect driveway that leads to a single integral garage with remote electric roller door. There is a delightful landscaped south east facing rear garden with generous paved patio, generous lawn and mediterranean style seating area. The garden is enclosed by a fence panelled boundary and benefits from not being overlooked.







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The Location

Chaddesden is a convenient and popular residential area situated around three miles away from Derby City centre and offers a good range of local shopping facilities to include a varied range of shops, public houses, petrol station with Tesco convenience store and regular bus services into Derby City centre. This property also offers easy access to Pride Park which is located just a few minutes walk away with footbridge at the end of this road leading directly to Pride Park and a Costco superstore.

It also offers excellent access to the road networks with the A52 located a few minutes drive away giving onward access to the A38 and M1 Motorway and the major motorway network. East Midlands Airport is also easily accessible.

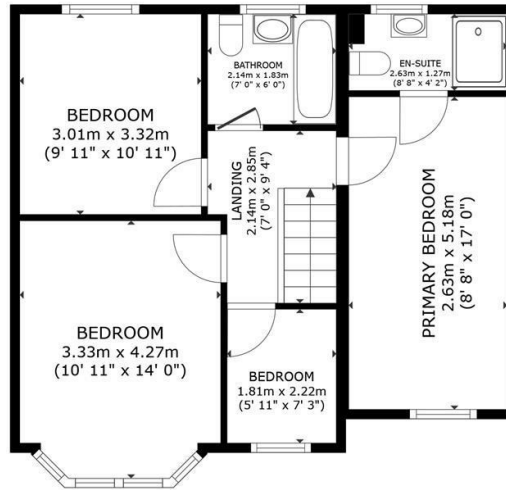
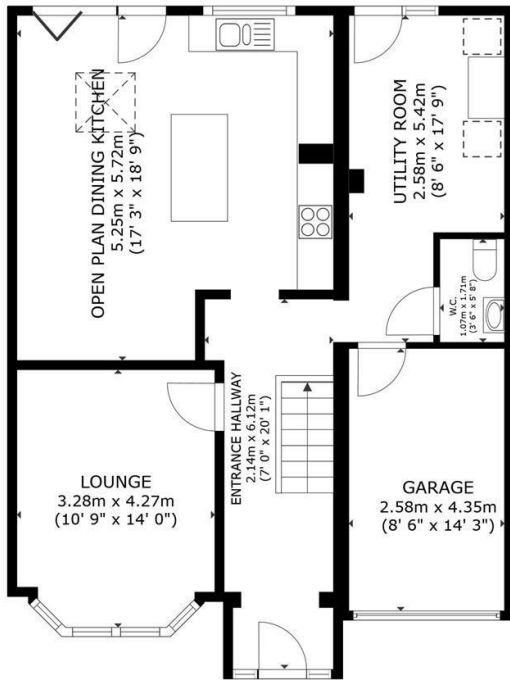
For those who enjoy the outdoor pursuits there are golf courses available at Morley Hayes, Horsley Lodge and Breadsall Priory which also offers a gym and country club.

This property is located a few minutes drive away from open countryside and leisure facilities including Chaddesden Park and the nearby Locko Country Park offering delightful walks and scenery.









GROSS INTERNAL AREA
 FLOOR 1 70.2 m² (756 sq.ft.) FLOOR 2 57.2 m² (615 sq.ft.)
 EXCLUDED AREAS : GARAGE 11.2 m² (121 sq.ft.)
 TOTAL : 127.4 m² (1,371 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Particulars

- Stunning Extended Contemporary Styled Detached Home
- High Specification & Beautifully Presented
- Entrance Hallway & Lounge with Bay Window
- Superb Extended Open Plan Dining Kitchen with Bi-Folding Doors
- Spacious Utility Room & Downstairs WC
- Four Bedrooms & Contemporary Bathroom
- Primary Bedroom with Contemporary En-Suite Shower Room
- Full Width Block Paved Driveway & Single Integral Garage
- Delightful South East Facing Enclosed Rear Garden
- Close to Excellent Local Shops, Amenities & Pride Park

Size

Approx 1371.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

B

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Let's Talk

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