

CURRAN
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St Georges Close
Allestree
£590,000



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



STUNNING HOME IN EXCLUSIVE LOCATION - A truly immaculate, superior five double bedroom, detached residence, occupying this prestigious cul-de-sac position within easy access Allestree Park and the beautiful Darley Park and Darley Abbey Village. This most spacious, high specification family home offers over 2300 square feet of living accommodation and includes a superb 33ft open plan dining kitchen with bi-folding doors and a beautiful Wren contemporary fitted kitchen with dining island and quartz worksurfaces. There is also a stunning attic conversion with a most spacious guest bedroom with and contemporary en-suite and beautiful landing/dressing area. An internal inspection is essential in order to appreciate this beautifully appointed and well proportioned family home.





The Detail

A most spacious five double bedroom detached home, occupying this exclusive cul-de-sac position on the edge of Allestree, located close to excellent amenities, Darley Abbey village and Darley Park.

Constructed by Radleigh Homes in 2003 to a high-quality specification, this property offers a versatile layout spread across three floors. The property has been beautifully upgraded and impeccably maintained by the current vendors and really demands an internal inspection in order to fully appreciate the quality of accommodation on offer.

The property has the benefit of gas central heating, uPVC double glazing and in brief the accommodation comprises: ground floor: entrance hallway, cloakroom wc, spacious living room with bay window and a stunning 33ft open plan living dining kitchen that has been beautifully appointed with a contemporary Wren fitted kitchen with handleless design, quartz worksurfaces with dining island and a range of quality integrated appliances. This spacious room also has beautiful porcelain tiled floor with underfloor heating and two sets of aluminium bi-folding doors giving access to the delightful south facing rear garden. The kitchen also gives access to a separate utility room.

The first floor landing leads to four generous double bedrooms and a four piece family bathroom. The spacious primary bedroom has the benefit of built in wardrobes and an en-suite shower room. There is also a further Jack and Jill en-suite shower room that is situated between bedroom two and bedroom three.

Upon reaching the second floor, you'll find a stylish landing that also serves as a versatile dressing area, featuring built-in wardrobes for ample storage. This space leads to a welcoming guest bedroom with a modern en-suite, all part of a thoughtfully designed attic conversion.

Outside, the property boasts a wide block-paved driveway, providing ample parking and leading to an integral double garage. The property has a delightful south facing landscaped rear garden with paved patio, shaped lawn, and well stocked planting borders and the garden is enclosed a fence panelled and hedgerow boundary. There is also a custom timber built storage shed at the side of the property.





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The Location

Allestree is a highly sought-after residential suburb of Derby, located about three miles from the city centre. It boasts a superb selection of local amenities, including the renowned Park Farm Shopping Centre. The area benefits from excellent transport links, with quick access to the A38 and A50, leading directly to the M1 motorway. This makes it an ideal location for those commuting to the University of Derby, Rolls-Royce, Royal Derby Hospital, and Toyota.

Recreational options are plentiful, with the scenic 18-hole golf course at Kedleston just a short drive away. Nearby Markeaton Park provides various activities, such as weekly park runs, a boating lake, and a café. Fitness enthusiasts can also make use of the gym facilities at Derby University and Park Farm Centre.

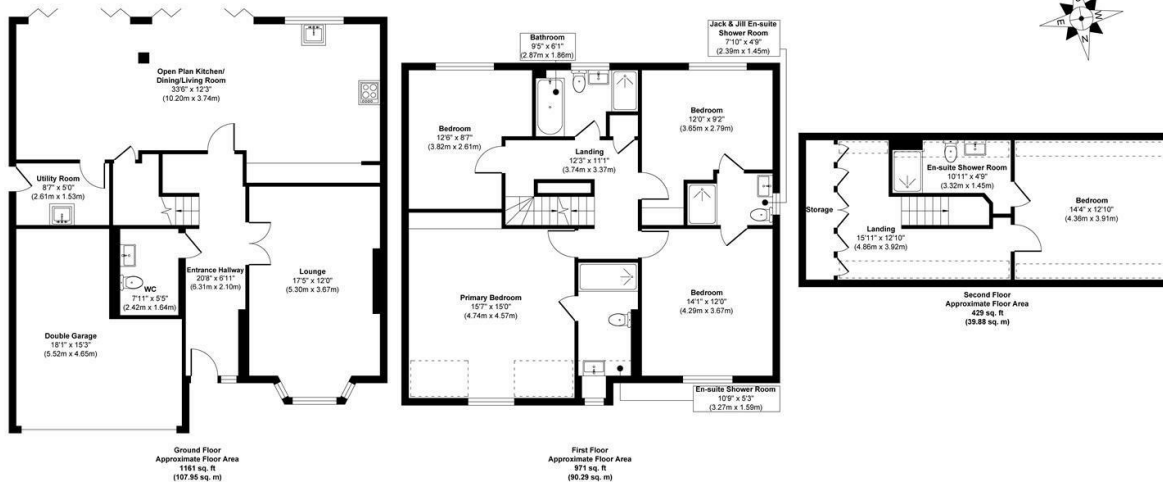
Educational opportunities are excellent, with Lawn and Portway Primary Schools and Woodlands Secondary School close at hand. For private education, Derby High School and Derby Grammar School for Boys, situated in Littleover about three miles away, provide top-notch options.







9 St Georges Close



Approx. Gross Internal Floor Area 2561 sq. ft / 238.12 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Beautiful Five Double Bedroom Detached Family Home
- Built by Radleigh Homes in 2003 to a Quality Specification
- Most Spacious and Versatile Accommodation of over 2300 Square Feet
- Entrance Hallway, Cloaks WC, Spacious Living Room & Utility Room
- Stunning 33ft Open Plan Living Dining Kitchen with Bi-Folding Doors
- Five Double Bedrooms, Three En Suites & Family Bathroom
- Stunning Attic Conversion Bedroom Suite with Contemporary En-Suite
- Wide Block-Paved Driveway, Double Garage & Landscaped South-Facing Gardens
- Close to Allestree Park, Darley Abbey Village & Beautiful Darley Park
- Close to Excellent Shops, Amenities & Road Networks

Size

Approx 2328.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

G

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Let's Talk

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