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Thornhill Road
Off Trowels Lane, Derby
Offers in excess of: £280,000



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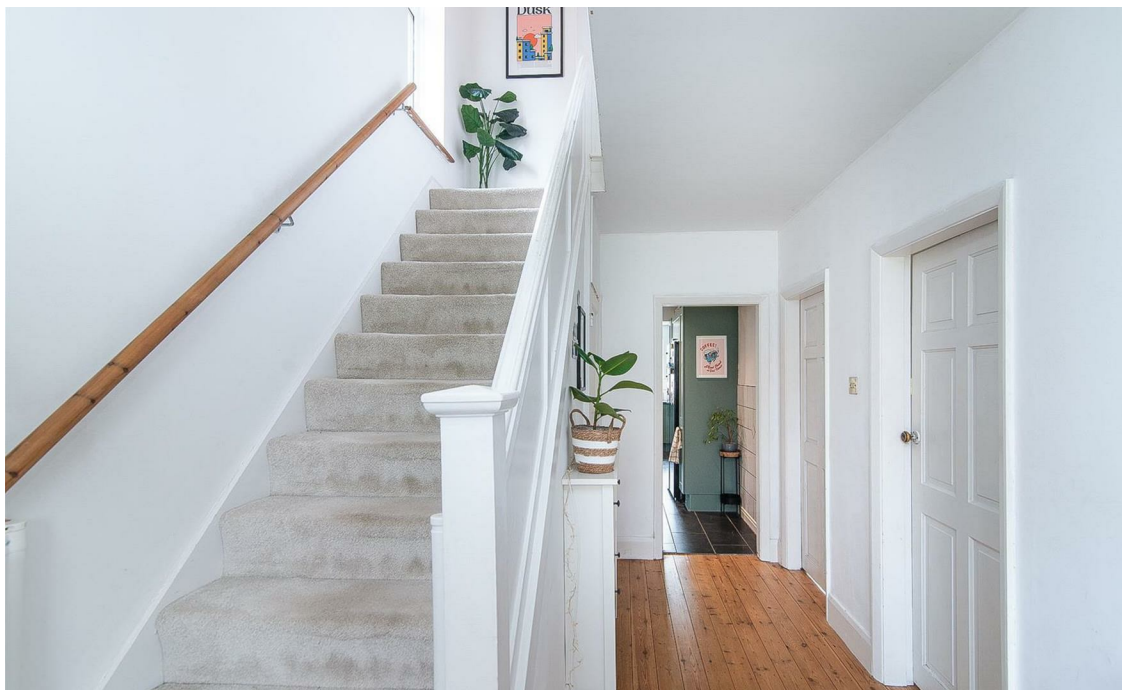
Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



GENEROUS SOUTH EAST FACING REAR GARDEN - A most spacious, extended traditional 1930's style three bedroom, semi-detached home with generous mature south east facing rear garden. The property is located in this ever popular location off Trowels Lane, just a short walk away from the Royal Derby Hospital and also being well positioned for access to Littleover, Mickleover and Derby City Centre.

The property has been well presented throughout and offers spacious room proportions with living accommodation extending to around 1200 square feet. The property stands within this generous plot with generous rear garden, ideal for the growing family. This property also offers exciting potential for extension (subject to necessary planning consent being obtained)





The Detail

A most spacious, extended traditional 1930's style three bedroom, semi-detached home, located in this ever popular location off Trowels Lane, just a short walk away from the Royal Derby Hospital and also being well positioned for access to Littleover, Mickleover and Derby City Centre. Thi property offers a generous plot with an extensive south east facing rear garden.

The property's generous plot with extensive gardens lends itself to being able to extend the property significantly with both side and rear extensions (subject to necessary planning consent being obtained)

The accommodation has been well presented and benefits gas central heating, double glazing and in brief comprises: open storm porch, wide entrance hallway, lounge with feature fireplace and bay window, dining room with french doors giving access to the rear garden, extended fitted kitchen with range cooker and door access to the rear garden.

The first floor landing leads to three well proportioned bedrooms, including two generous double bedrooms and a well appointed bathroom with white three piece suite.

Outside, the property benefits from a lawned foregarden with gated driveway. There is gated access to the side giving access to the extensive south east facing enclosed rear garden. A true feature of this home is generous mature rear garden with extensive lawn, paved patio areas and the garden is enclosed by a fence panelled and hedgerow boundary.







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The Location

The property's location is just off Uttoxeter New Road and close to the Royal Derby Hospital and within easy access of Derby City centre via several regular bus services. The property is also well positioned for access to excellent local amenities in Littleover and Mickleover and there is Kingsway Retail Park with a Sainsbury's supermarket and other major retail outlets.

Derby City centre offers a full range of amenities including the impressive Derbion shopping centre, the Cathedral Quarter with many boutiques, bars and restaurants along with Sadler Gate and Friar Gate.

The property is well placed for local private schools with Derby High School, Derby Grammar School for Boys and Repton School all within easy access.

Excellent transport links are close by with easy access onto the A38, A50 and A52, which provide onward travel to the main motorway network and other regional centres.









GROSS INTERNAL AREA
 FLOOR 1: 652 sq. ft., 60 m², FLOOR 2: 547 sq. ft., 50 m²
 TOTAL: 1,199 sq. ft., 111 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Particulars

- Spacious Extended 1930's Style Semi-Detached Home
- Well Presented & Generous Room Proportions
- Close to the Royal Derby Hospital
- Gas Central Heating & Double Glazing
- Entrance Hallway & Well Appointed Extended Kitchen with Range Cooker
- Lounge with Bay Window & Separate Dining Room
- Three Bedrooms & Bathroom
- Driveway, Front Garden & Extensive South East Facing Rear Garden
- Close to Kingsway Retail Park and Easy Access to Markeaton Park
- Easy Access to Derby City Centre

Size

Approx 1199.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

C

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Let's Talk

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