

CURRAN  
BIRDS  
+ CO

Radstock Gardens,  
Breadsall Hilltop  
Offers in excess of £170,000



CURRAN BIRDS + CO

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



GENEROUS CORNER PLOT WITH DRIVEWAY & GARAGE - A well maintained traditional two double bedroom end terraced home, occupying this pleasant cul-de-sac position with a delightful outlook towards an open green space. The property would be ideally suited to the first time buyer or young family and offers a most generous enclosed rear garden with raised level timber decked seating area and extensive lawned area. This property offers exciting potential for extension with this generous corner plot offer excellent potential to the side and rear of the property (subject to necessary planning consent being obtained)





## The Detail

A well maintained traditional two double bedroom end terraced home, occupying this most generous corner plot position . The property occupies this most deceptive plot with extensive rear garden which really has to be viewed to be appreciated. The property would be ideally suited to the first time buyer or young family

This property offers exciting potential for extension with this generous corner plot offer excellent potential to the side and rear of the property (subject to necessary planning consent being obtained)

The accommodation has the benefit of uPVC double glazing and combination boiler gas central heating system with Baxi combination boiler. The property in brief comprises: entrance hallway, lounge with feature fireplace and spacious dining kitchen with views overlooking the rear garden. The first floor landing leads to two generous double bedrooms and a contemporary bathroom with white three piece suite.

The property occupies this pleasant cul-de-sac position with a delightful outlook towards an open green space. There is a driveway to the front and this leads to a detached single garage with power and light measuring 13'9" x 7'11". There is gated access off the driveway which leads to and large timber decked seating area and extensive lawned area. There is also further storage space with a timber framed shed and the garden is enclosed by a timber fence panelled boundary.







CURRAN BIRDS + CO

## The Location

The property is located in an established and popular residential location and offers easy access to a good range of amenities available in the Oakwood shopping area which also benefits from the Springwood Leisure centre. The Meteor shopping retail park offers Morrisons & Aldi supermarkets and various other retail outlets. Chaddesden also offers an excellent range of local shops and amenities.

The property also offers easy road access to Derby ring road, A52 A38 and M1 motorway along with East Midlands Airport.

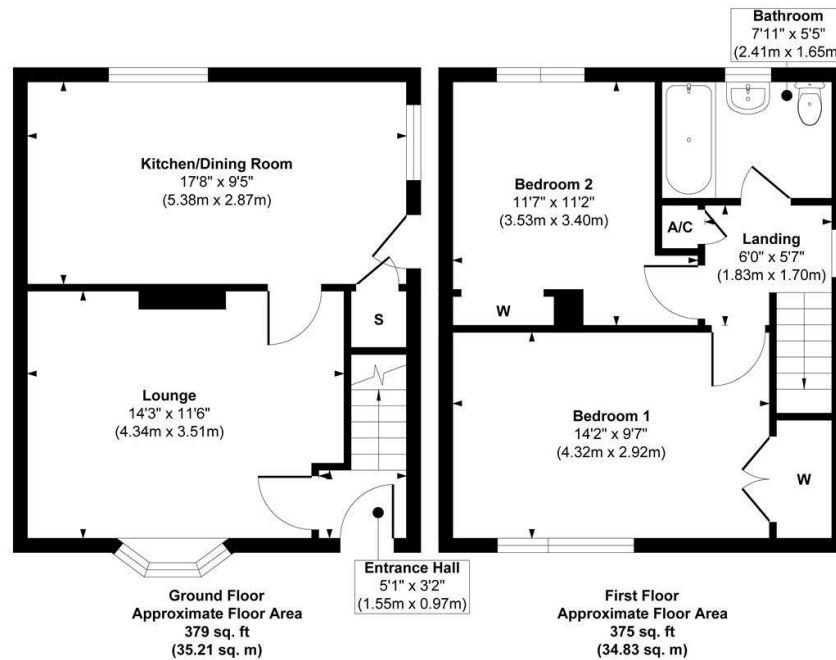








**Radstock Gardens, Breadsall Hilltop**



**Approx. Gross Internal Floor Area 754 sq. ft / 70.04 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



## The Particulars

- Well Proportioned End Townhouse
- Generous Corner Plot
- Ideal First Time Buy or for Young Family
- Exciting Potential to Extend - Subject Necessary Planning Consent
- Combination Boiler Central Heating & uPVC Double Glazing
- Entrance Hallway, Lounge & Dining Kitchen
- Two Double Bedrooms & Contemporary Bathroom
- Driveway & Single Detached Rear Garden
- Extensive Rear Garden with Decked Seating Area & Generous Lawn
- Outlook Towards a Green

### Size

Approx 754.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

A

# CURRAN BIRDS + CO

*Let's Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.