

CURRAN  
BIRDS  
+ CO

Ferrers Way  
Darley Abbey, Derby  
Offers in excess of £435,000





# CURRAN BIRDS + CO

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



**MOST STYLISH FAMILY HOME** - A beautifully presented three/four bedroom detached family home, occupying this ever popular location within Allestree on Ferrers Way, located close to excellent local amenities and Darley Abbey Village. This property has been tastefully presented throughout and has been much improved and includes a most impressive Victoria Robert designed kitchen with range cooker and dining island and a separate utility room. The property was previously a four bedroom layout but this has been adapted by the current owners to a three bedroom layout with the impressive master bedroom offering an en-suite shower room and superb dressing room with built in wardrobes. The property can easily be converted back to a four bedroom layout if desired. The property also offers a stylish living room with log burner, dining room and sun room with access to a delightful south facing rear garden.









## The Detail

This home offers beautifully appointed accommodation and offers stylish upgrades throughout.

The accommodation has the benefit of gas central heating, double glazing and in brief comprises: entrance porch, entrance hallway, downstairs wc, stylish lounge with feature bare brick chimney breast with log burner with open plan access to a dining room with aluminium bi-folding doors giving access to the rear garden. The highlight of the ground floor is the stunning high specification Victoria Robert designed dining kitchen, fitted with a range of stylish grey panelled units, dining island with quartz marble effect worktops and range cooker. The kitchen comes complete with a comprehensive range of integrated appliances. The kitchen also provides access through aluminium bi-folding doors to a sun room and a separate utility room.

The first floor landing leads to three bedrooms including two generous double bedrooms with the primary bedroom having the benefit of an stylish en-suite shower room and impressive dressing room with built in open wardrobes (potential bedroom four) There is also a stylish bathroom with white three piece suite including feature roll-top bath and marble effect tiling.



Outside, the property stands set back from Ferrers Way with a generous gated, gravelled driveway providing off road parking for around five cars and this leads to a useful reduced garage/store. This property also benefits from a delightful enclosed south facing rear garden with extensive indian sandstone paved patio area with lower level lawn.









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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.

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

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.

This property is also located just a short walk away from Darley Abbey village and the beautiful Darley Park. Darley Abbey Mills, is also located close by and is a World Heritage site sits on the banks of the River Derwent with its beautiful weir. Darley Mills offers fine dining and drinking options with Darley's restaurant, Llorentes Tapas and Darley Abbey Wine Bar. There are also gym/fitness facilities and a wedding venue at Darley Mills.

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



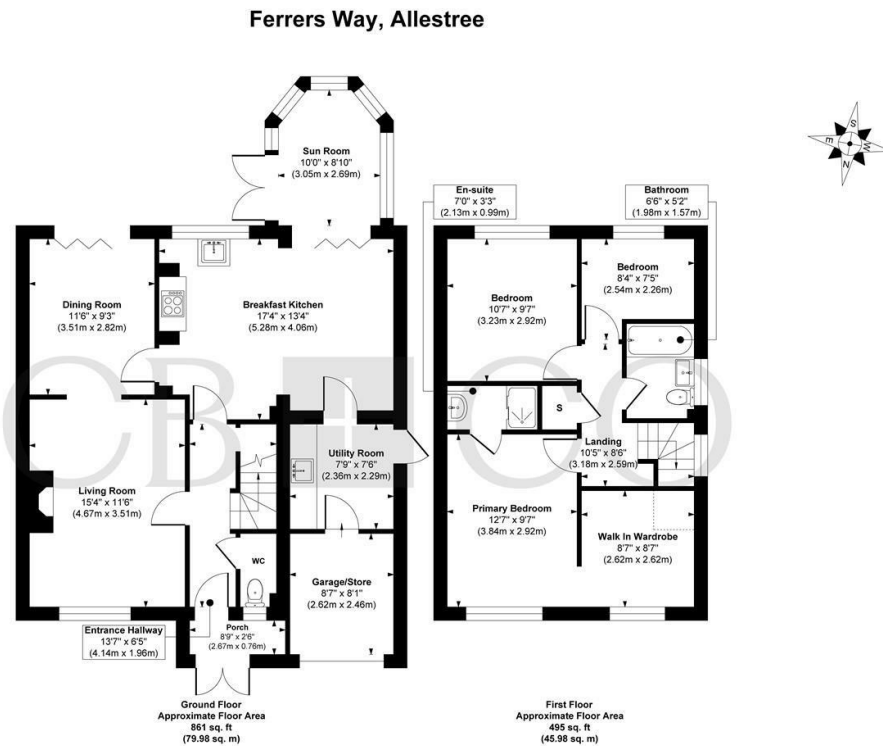












**Approx. Gross Internal Floor Area 1356 sq. ft / 125.96 sq. m**

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

Produced by Elements Property

## The Particulars

- Most Stylish Detached Family Home
- Porch, Entrance Hallway, Downstairs WC & Utility Room
- Beautiful Living Room with Log Burner, Dining Room & Sun Room
- Stunning Victoria Robert Designed Kitchen with Range Cooker & Dining Island
- Three Bedrooms, Dressing Room & Stylish Bathroom (Previously Four Bedroom Layout)
- Stylish Primary Bedroom Suite with Dressing Room & En-Suite
- Delightful South Facing Rear Garden with Generous Paved Patio & Lawn
- Generous Driveway with Reduced Garage/Store
- Close to Excellent Local Shops & Amenities at Park Farm Centre
- Close to Darley Abbey Village & The Beautiful Darley Park

### Size

Approx 1356.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

E



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Let's *Talk*

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