

CURRAN  
BIRDS  
+ CO

Appian Way  
Alvaston, Derby  
Offers over £180,000





# CURRAN BIRDS + CO

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



IDEAL FIRST TIME BUY - A beautifully presented two double bedroom semi-detached home, occupying this ever popular location off Keldholme Lane on the edge of Alvaston. The property features a bright and spacious lounge with a feature fireplace, contemporary dining kitchen fitted with quality integrated appliances, two well proportioned double bedrooms and bathroom. The property benefits of a driveway for two cars and an EV charging point and there is a delightful enclosed rear garden. Conveniently located near local amenities, schools, and excellent transport links, including easy access to Rolls-Royce, this property is perfect for professionals and first time buyers.









## The Detail

Stepping into the property, you are welcomed by a side entrance hallway with glass-panelled doors leading to both the living room and dining kitchen. The bright and airy living room features a charming fireplace with an oak surround, complemented by grey wood grain effect laminate flooring. A staircase leads to the first floor.

The stylish dining kitchen is fitted with white wood grain effect units, laminated granite effect worktops and integrated Neff appliances, including an electric oven and gas hob with an extractor hood. There is space for a dishwasher and washing machine, along with a wall-mounted combination boiler. A uPVC door provides direct access to the rear garden.

Upstairs, the property offers two well-proportioned double bedrooms. The primary bedroom enjoys a peaceful rear aspect with built-in shelving, while the second overlooks the front. The bathroom features a classic three-piece suite with a bath, electric shower, wash basin, and WC.

Externally, the front garden is low-maintenance with a gravelled area and a driveway for two vehicles, complete with an EV charging point. A gated side entrance leads to the landscaped rear garden, featuring a block-paved patio, lawn, raised planting beds and a timber decked seating area.











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## The Location

Situated in the popular residential area of Alvaston, this home benefits from excellent local amenities, including shops, cafes, and supermarkets. Nearby schools make it a great choice for young families, while the proximity to Elvaston Castle and Country Park offers green open spaces for leisure and recreation.

For commuters, the property provides easy access to major road links, including the A6 and A50, as well as Derby city centre. Rolls-Royce, a major employer in the area, is within close reach, making this an ideal location for professionals. With a strong sense of community and excellent transport connections.





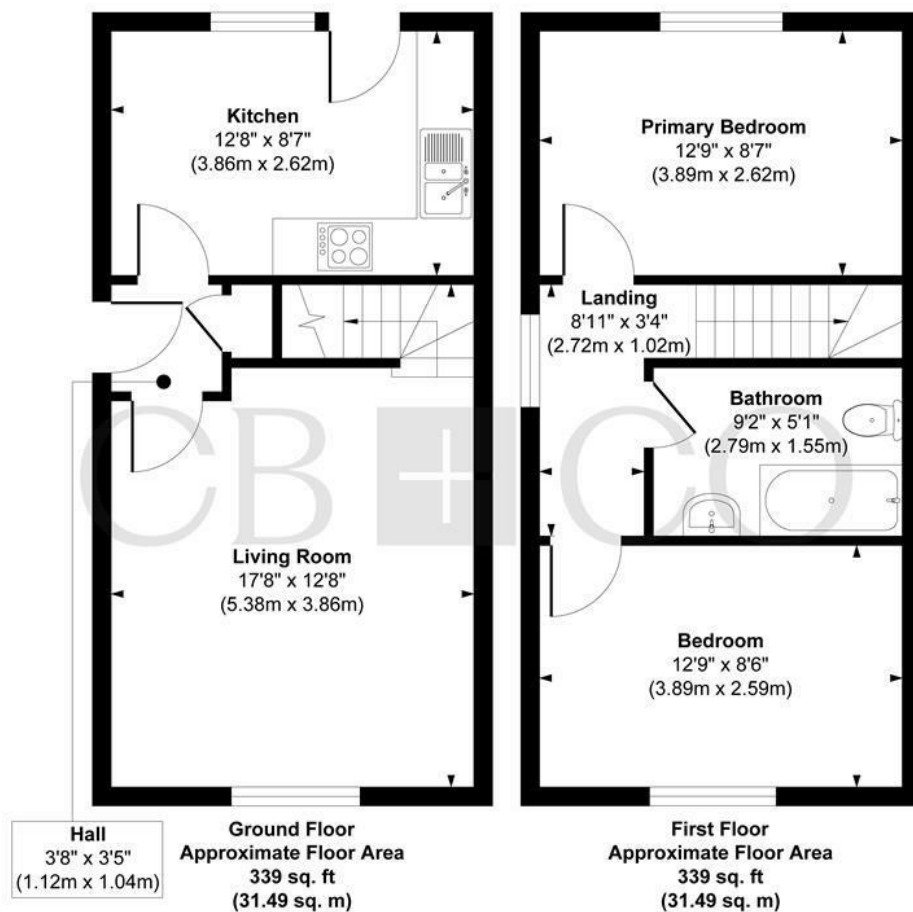








Appian Way, Alvaston



Approx. Gross Internal Floor Area 678 sq. ft / 62.98 sq. m

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

## The Particulars

- Beautifully Presented Two Bedroom Semi-Deatched Home
- Ideal First Time Buy or Investment
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Spacious Living Room & Dining Kitchen
- Two Double Bedrooms & Bathroom
- Delightful Landscaped Rear Garden
- Driveway with EV Charging Point
- Easy Access to Rolls-Royce Raynesway & Sinfin Sites
- Close to Excellent Local Shops & Amenities
- Close to beautiful walks at Elvaston Castle Country Park

### Size

Approx 678.00 sq ft

### Energy Performance Certificate (EPC)

Rating

Council Tax Band

A

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Let's *Talk*

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