



CURRAN BIRDS + CO

Kedleston Road
Allestree, Derby
£340,000



CURRAN BIRDS + CO

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



EXTENDED HOME WITH EXCITING POTENTIAL - An extended four bedroom semi-detached home, set in this attractive position behind a tree-lined access road and located just a short walk away from Markeaton Park. The property offers generous proportions with over 1300 square feet of living accommodation and offers exciting potential for modernisation and re-modelling and occupies this generous plot with a private mature rear garden. Ideally positioned for families, with easy access to Park Farm shopping centre and major road links.

Internally the property offers generous living spaces, including a lounge bay window, dining room, conservatory and extended kitchen. The first floor landing leads to four well proportioned bedrooms and two bathrooms.

Outside, the property offers a front garden, driveway and covered storage/car port area leading to a single detached garage and a generous private mature rear garden.

Requiring modernisation, this property presents an excellent opportunity for buyers looking to reconfigure and update a spacious family home, set within this highly sought after position.





The Detail

Stepping into the entrance porch, you are then access the entrance hallway with a staircase leading to the first floor. A downstairs wc is positioned off the hallway. The lounge with has a feature fireplace and bay window with sliding door giving access to the separate dining room with sliding patio door to the generous conservatory with glass roof and french doors giving access to the rear garden. The extended kitchen offers scope for updating and has oak-fronted units, roll-edged work surfaces and room for appliances and a range cooker.

The first floor offers four well-proportioned bedrooms. The primary bedroom has built-in wardrobes and a bay window overlooking the front. The second and third bedrooms enjoy garden views, with the second also featuring built-in wardrobes. The fourth bedroom includes a built-in storage cupboard. There are also two bathrooms with scope for modernisation.

Externally, the home sits on a generous plot with a driveway, garage/carport and a detached single garage. The private enclosed rear garden is mainly lawned, bordered by planting beds and enclosed by fencing and mature shrubs.







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The Location

Positioned on the sought-after Kedleston Road in Allestree, this home enjoys a prime setting near the picturesque Markeaton Park, perfect for scenic walks and outdoor activities.

Families will appreciate its location within the catchment area for the well-regarded Woodlands School. Everyday essentials are just moments away at Park Farm, offering a mix of supermarkets, independent shops, and cafés.

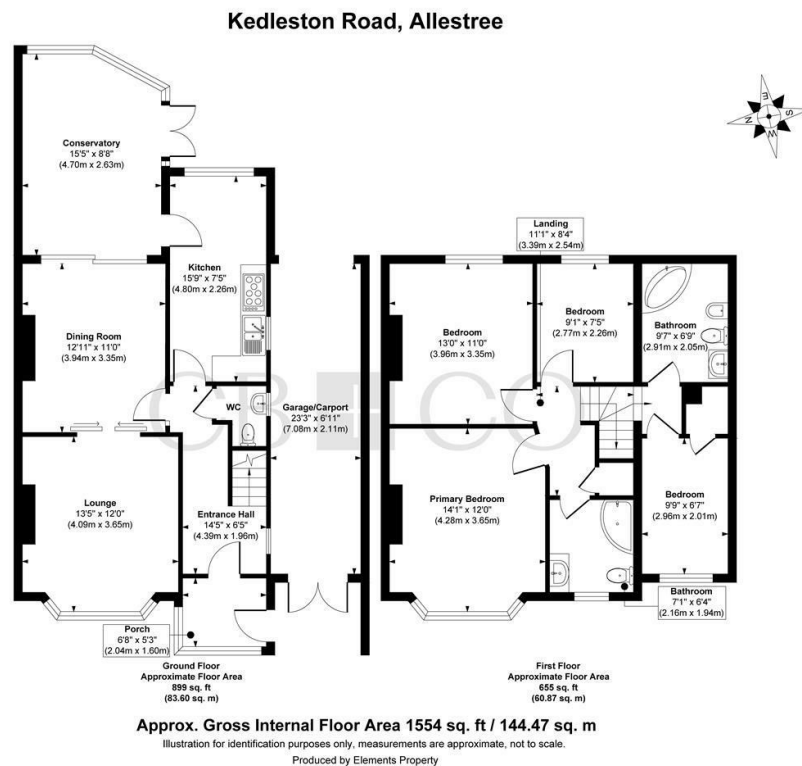
For commuters, the property provides easy access to the A38 and Derby city centre, with frequent bus services along Kedleston Road.

The area is also well-placed for major employers, including Rolls-Royce, the University of Derby, and the Royal Derby Hospital, making it an ideal base for professionals.









The *Particulars*

- Extended Bay Fronted Four Bedroom Semi-Detached Home
- Requires Modernisation - Exciting Potential
- Over 1300 Square Feet of Living Accommodation
- Entrance Hallway, WC & Extended Kitchen
- Lounge with Bay Window, Dining Room & Conservatory
- Four Bedrooms & Two Bathrooms
- Driveway, Carport, Detached Garage - Generous Rear Garden
- Close to Excellent Local Amenities at Park Farm Centre
- Woodlands School Catchment Area - Close to Markeaton Park
- No Chain Involved

Size

Approx 1388.00 sq ft

Energy Performance Certificate (EPC)

Rating E

Council Tax Band

D

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Let's *Talk*

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