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Breydon Close
Shelton Lock, Derby
Guide Price £250,000



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



EXCITING POTENTIAL - An opportunity for those looking to create their ideal home, this three-bedroom link-detached property in a peaceful and highly convenient cul-de-sac location. This well proportioned property offers considerable potential for modernisation and extension (subject to planning consent and occupies a generous mature plot with large frontage and a good sized mature rear garden.

The property enjoys a spacious, open-plan downstairs layout, comprising a generous living room with a stone fireplace, a dining area with sliding doors leading to the rear garden, separate kitchen and wc. Upstairs, there are three well-proportioned bedrooms are complemented by a wet room.

Outside, there is a sizable front garden, ample driveway parking, and a carport, along with a good-sized rear garden offering privacy and space. With close proximity to major road networks and employment hubs such as Rolls-Royce, this property is ideally placed for families looking to live in a well connected location.





The Detail

This three-bedroom link-detached home offers plenty of scope for modernisation, making it an appealing option for buyers looking to personalise a property in a quiet and established cul-de-sac position. The property stands within a generous plot and has potential for exciting potential for extension (subject to planning consent being obtained)

The open-plan entrance hall leads into a spacious living room, where a stone fireplace with coal-effect gas fire creates a natural focal point. The adjoining dining area is well-lit thanks to sliding patio doors, which open out to the rear garden. The separate kitchen has an outlook over the rear garden and provides side access to the car port. There is also a downstairs wc located off the hallway.

Upstairs, there are three well proportioned bedrooms. The most spacious primary bedroom overlooks the front garden, while the second and third bedrooms enjoy views of the rear. A wet room with electric shower serves the first floor, offering scope for reconfiguration or replacement to suit individual needs.

Outside, the front garden includes a lawn and established planting, with a driveway leading to a gated carport. The generous enclosed rear garden is a fully enclosed and a mature and manageable space with gravelled beds, good sized shaped lawn and paved pathway.







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The Location

Shelton Lock is a small suburb south of the city of Derby. Located within walking distance of the property are local schools and local Co-operative store, pharmacy, hair and beauty salon and petrol station with Asda convenience store.

It is also extremely well placed for employment opportunities at Rolls-Royce, Toyota, Alstom Trains, Pride Park and the Infinity Park Derby, a newly innovative commercial and technology business park.

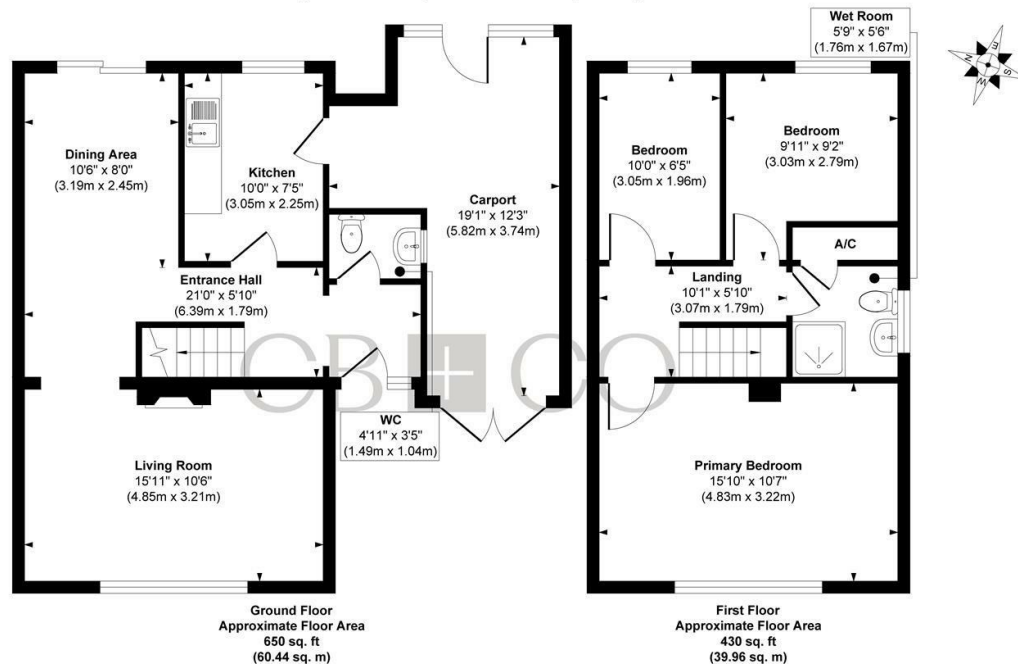
There are also excellent transport links with fast access on to the A50 leading to the M1 motorway with East Midlands International Airport being approximately 20 minutes drive away.







Breydon Close, Shelton Lock, Derby



Approx. Gross Internal Floor Area 1080 sq. ft / 100.40 sq. m

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

The Particulars

- Spacious Three Bedroom Link Detached Home
- Requires Modernisation - Exciting Potential
- Potential for Extension (Subject to Planning Consent)
- Delightful Cul-de-Sac Position off Sinfin Avenue
- Gas Central Heating & Double Glazing
- Entrance Hall, Living Room with Open Plan Dining Area, Kitchen & WC
- Three Well Proportioned Bedrooms & Wet Room
- Generous Plot - Front Garden, Driveway & Car Port & Rear Garden
- Close to Excellent Local Amenities & Rolls-Royce Main Site
- No Chain Involved

Size

Approx 990.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C

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Let's Talk

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