

CURRAN  
BIRDS  
+ CO

Dale Acre Way  
Breadsall, Derby  
£230,000





# CURRAN BIRDS + CO

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



TRULY IMMACULATE HOME - A most stylish and beautifully presented two double bedroom, two-en-suite modern townhouse. Built by Redrow Homes in 2019 to their Heritage Collection 'Ledbury' design this property has been presented to a most stylish 'Show Home' standard and would be ideally suited to a first time buyer or young professionals. The property offers an impressive specification with many upgrades and is situated in the sought after Durose Country Park development on the edge of Breadsall.

The property offers a most stylish standard of presentation and a superb layout that in brief comprises: entrance hallway, contemporary wc, stylish lounge with stairs to the first floor, and beautifully appointed dining kitchen with AEG integrated appliances and french doors leading to the rear garden. The first floor landing gives access to two double bedrooms. The primary bedroom has the benefit of a quality contemporary en-suite bathroom. The second double bedroom also has a beautiful en-suite shower room.

Outside, the property has a frontage with parking for two cars and there is passageway access to a delightful low maintenance enclosed rear garden with porcelain paved patio and artificial lawn.







## The Detail

This beautifully presented two-bedroom mid townhouse, built by Redrow in 2019 as part of their Heritage Collection, this quality specification home benefits from the remaining NHBC guarantee. The property would be ideally suited to a young professional couple or first time buyer.

This truly immaculate home offers a modern and functional living space and has been presented to a most stylish standard that really has to be viewed to be appreciated.

The layout on the ground floor includes an entrance hallway with access to a contemporary wc and stylish lounge with open plan staircase to the first floor. There is a beautifully appointed dining kitchen with quality panelled units with quartz effect worktops and integrated AEG appliances, including an electric oven, induction hob, fridge and freezer. There is feature panelled wall and french doors giving access to the rear garden.

Upstairs, the two double bedrooms offer ample space, with the primary bedroom featuring built-in wardrobes, two windows to the front elevation, feature panelled wall and a superb contemporary en-suite bathroom. The second double bedroom located at the rear of the property has a wardrobe/storage cupboard and superb en-suite shower room. There is also access off the landing leading to a boarded loft space with aluminium access ladder.

The exterior boasts a delightful low maintenance landscaped rear garden with a porcelain paved patio, artificial lawn and fence panelled boundary. There are two allocated parking spaces are located to the front of the property.











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## The Location

Situated in the beautiful Durose Country Park development, constructed by Redrow Homes set on the edge of Breadsall and being very convenient for access to the local amenities in Oakwood and the Meteor Retail Park & Morrisons supermarket.

Oakwood is approximately 4 miles east of Derby City centre and offers a comprehensive range of local amenities including a good range of shops, reputable public houses, good schooling both at primary and secondary level and also a regular bus service into Derby City centre.

A good range of recreational facilities include the Springfield Leisure Centre and Locko Park. Elvaston Castle is only a short drive away also offering delightful scenery and country walks with the Great Northern Greenway walk located just a short walk away.

It is also well placed for three noted golf courses to include Morley Hayes and Horsley Lodge country clubs and Breadsall Priory and Health Club.

The property is also well placed offering easy access to the Derby ring road, the A38, A52 and M1 motorway along with East Midlands International Airport.



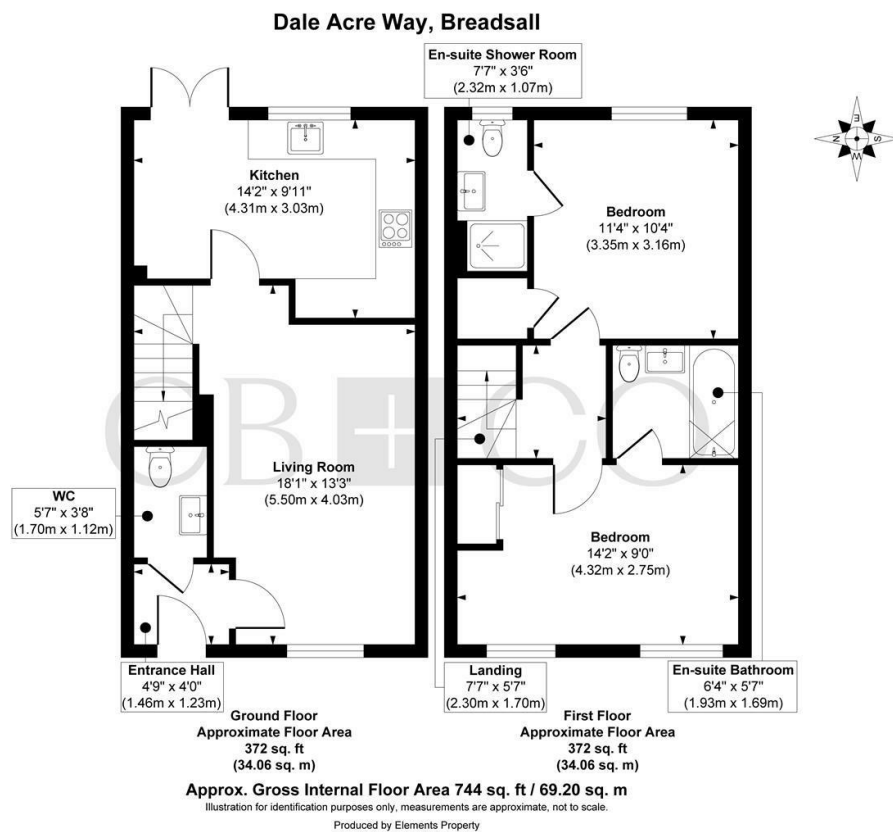












## The Particulars

- Superb High Specification Townhouse - Truly Immaculate Home
- Built by Redrow Homes in 2019 - NHBC Guarantee Remaining
- Ideal For Young Professionals or First Time Buyer
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Contemporary WC & Stylish Lounge
- Superbly Appointed Dining Kitchen with AEG Appliances
- Two Double Bedrooms both with Contemporary En-Suites
- Two Parking Spaces & Delightful Low Maintenance Garden with Artificial Lawn
- Close to Excellent Local Amenities
- Close to Open Countryside and Beautiful Walks

### Size

Approx 744.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

B



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Let's *Talk*

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