

CURRAN
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Budle Avenue
Stenson Fields, Derby
£180,000



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



MODERN STYLISH, PARK-FACING STARTER HOME – Situated at the end of a peaceful cul-de-sac in the desirable area of Stenson Fields, Budle Avenue is a beautifully presented two-bedroom modern home ideal for first-time buyers. Overlooking a green open space, this property combines everyday practicality with a warm, welcoming design. Featuring a spacious open-plan lounge and dining area, contemporary kitchen with integrated appliances, and a private rear garden, it offers the perfect balance between indoor comfort and outdoor enjoyment. The home benefits from two well-proportioned bedrooms, a modern bathroom, and ample storage throughout. With private driveway parking for two vehicles and attractive views over the adjacent park, this property offers excellent value under the Low Cost Home Scheme—providing 80% of full market value for eligible buyers. A fantastic opportunity to take that first step onto the property ladder in a tranquil yet well-connected residential setting.









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The *Particulars*

- Spacious And Stylish Open Plan Living, Park Facing Aspect
- Modern Kitchen With Integrated AEG Appliances
- Two Well-Proportioned Double Bedrooms
- Contemporary Bathroom With Shower Over Bath, Downstairs WC
- Private Rear Garden With Lawn, Patio And Pebble Beds
- Two Allocated Parking Spaces At The Front
- End-Of-Cul-De-Sac Position Offering Added Privacy
- Excellent Access To Rolls Royce And Toyota
- Close To Mercia Marina, Countryside And Canal Walks
- Ideal Opportunity For First-Time Buyers Under Low Cost Home Scheme

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

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Let's *Talk*

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