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Ferrers Way
Allestree, Derby
Offers in excess of: £450,000



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



SUPERB EXTENDED HIGH SPECIFICATION HOME – A truly immaculate, comprehensively upgraded four bedroom detached family home, set on beautifully landscaped corner plot position in this sought after Allestree location. This property has been appointed to an impressive specification and includes Kedleston Interiors designed features including a stunning extended open plan dining kitchen with contemporary kitchen with dining island and bi-folding doors. The property also includes a most impressive attic conversion that has created an exceptional primary bedroom suite with contemporary en-suite shower room and stunning far reaching views.

Throughout the home, attention to detail is evident. This high specification home has been beautifully designed and finished to a high specification and really has to be viewed to fully appreciate the quality of accommodation on offer.





The Detail

This stunning extended detached property has been transformed to a high specification, delivering a cohesive blend of contemporary style and practical design across three beautifully appointed floors with many features designed and installed by Kedleston Interiors.

Entering this most stylish home, the entrance hallway gives access to a contemporary downstairs wc and separate beautifully appointed ground floor wet room. The most stylish living room is an inviting space, complete with a recessed log burner with feature slate tiled vertical border and granite hearth. There is a front facing window with bespoke plantation shutters and double open glass panelled doors leading to the stunning extended open plan dining kitchen.

The beautiful Kedleston Interiors designed open-plan kitchen and dining area is the focal point of the home. It features contemporary styled units with handleless cabinetry, quartz worktops, Quooker instant hot water tap with water filter and Neff integrated appliances including a electric oven with slide and hide oven door, warming drawer, microwave combination oven and Siemens integrated induction hob, extractor unit, dishwasher and fridge-freezer. There is a dining island with quartz top with generous dining area enhance everyday convenience. Wide bi-folding doors open to the stylish landscaped rear garden. A well-fitted utility room includes contemporary units, stainless steel sink, and space for laundry appliances and access to the Worcester combination boiler.

Upstairs, to the first floor there are three well-proportioned bedrooms. These include bedroom two with built in wardrobes and front facing window, bedroom three and four both having rear facing windows with far reaching views. The main contemporary bathroom offers a stylish three piece suite with P-shaped bath, overhead shower, underfloor heating and LED back-lit mirror.

The second floor offers a most impressive attic conversion. This exceptional space offers a most spacious light filled primary bedroom suite with bespoke built in wardrobes and drawer units and wide sliding door with juliet style balcony with far reaching views. There is also a luxurious en-suite wet room with walk-in shower, matte black fixtures and LED mirror.

Externally, the property enjoys a prominent corner plot that enhances both privacy and kerb appeal. The rear garden has been professionally landscaped to offer a low-maintenance yet highly functional outdoor space. A raised timber deck provides a generous seating area, ideal for summer dining or entertaining, complemented by a paved patio that links effortlessly to the main living area. The shaped lawn offers a green, open aspect, while carefully selected planting softens the boundaries. A timber-framed shed, fitted with power and lighting, provides secure and versatile storage or workshop potential.





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The Location

Allestree is a very popular residential suburb of Derby, approximately three miles from the City centre and provides an excellent range of local amenities, including the noted Park Farm shopping centre.

There are excellent local schools at all levels, with the property falling within the catchment area for the noted Woodlands School Catchment.

There are regular bus services to Derby City Centre and Local recreational facilities include Woodlands Tennis Club, Allestree Park and nature reserve and fishing lake and Markeaton Park also having a boating and fishing lake, together with Kedleston Golf Course.

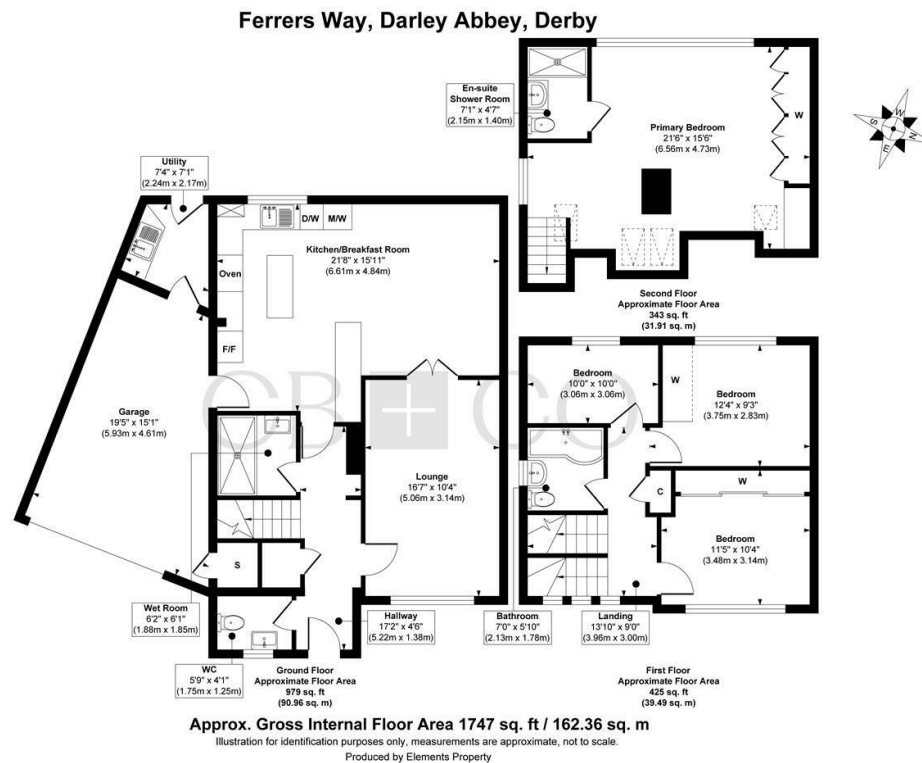
This property is also located just a short walk away from Darley Abbey village and the beautiful Darley Park. Darley Abbey Mills, is also located close by and is a World Heritage site sits on the banks of the River Derwent with its beautiful weir. Darley Mills offers fine dining and drinking options with Darley's restaurant, Llorentes Tapas and Darley Abbey Wine Bar. There are also gym/fitness facilities and a wedding venue at Darley Mills.

There is easy access onto the A38, leading to the A50 and M1 motorway. The location is convenient for the University of Derby, Rolls-Royce, Royal Derby Hospital and Toyota









The Particulars

- Superb Extended High Specification Detached Family Home
- Stylish Contemporary Fittings - Kedleston Interiors Designed
- Corner Plot Position - Beautifully Landscaped Gardens
- Entrance Hallway, WC & Stylish Living Room with Log Burner
- Stunning Kedleston Interiors Dining Kitchen & Utility Room
- Four Bedrooms, Contemporary Bathroom & Ground Floor Wet Room
- Attic Conversion - Stunning Primary Bedroom Suite with Contemporary En-Suite
- Driveway, Large Attached Garage & Stylish Landscaped Rear Gardens
- Close to Darley Abbey Village & The Beautiful Darley Park
- No Chain Involved

Size

Approx 1747.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

D

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Let's *Talk*

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