

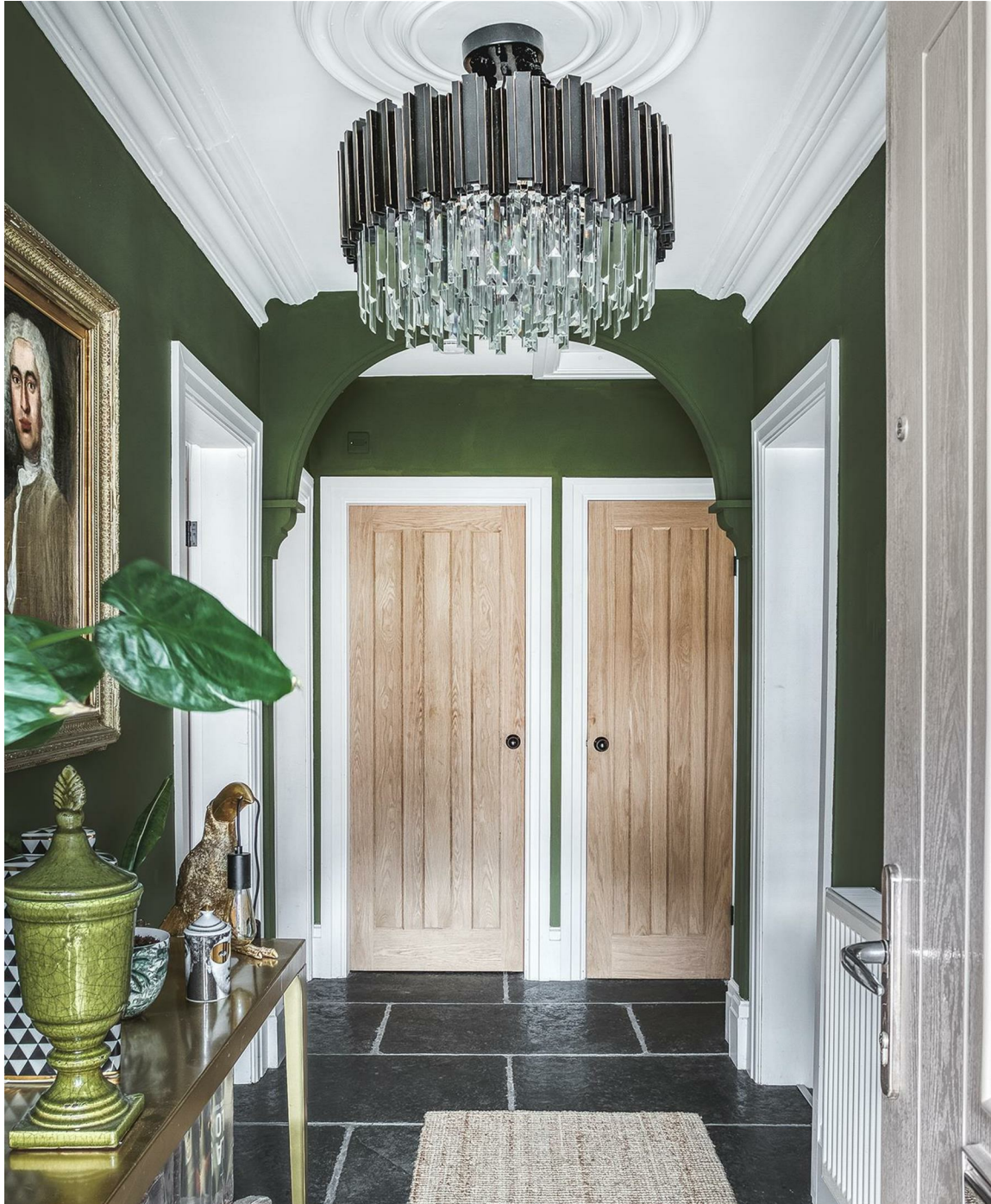
CURRAN  
BIRDS  
+ CO

Quarn Drive  
Allestree, Derby  
£475,000



# CURRAN BIRDS + CO

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



**STYLISH EXTENDED BUNGALOW WITH STUNNING OPEN PLAN LIVING KITCHEN** - A truly immaculate, extended and comprehensively upgraded, three bedroom detached bungalow of style and character, offering over 1400 square feet of thoughtfully designed accommodation, combining contemporary living with an exceptional attention to detail and set within this highly desirable location within Allestree.

This superb home has been extended and remodelled with the well planned layout offering an entrance hallway with access to the well appointed kitchen with open plan access to the most spacious light filled living dining room. This beautiful light filled space has a log burner, high semi-vaulted ceiling with velux windows and feature windows and bi-folding doors leading to the rear garden. The hallway also provides access to three bedrooms and contemporary shower room. The beautiful primary bedroom suite offers a feature freestanding bath and contemporary en-suite shower room. The second bedroom is also a generous double bedroom and bedroom three is located at the rear of the property and also benefits an en-suite shower room.

Outside, the low-maintenance garden provides privacy with a mix of stone paving, artificial lawn, and a raised deck with gazebo, ideal for alfresco dining or relaxing.





## The Detail

This most stylish extended detached bungalow has been substantially extended and remodelled and offers an impressive specification with a stylish level of presentation throughout. This property delivers a refined lifestyle opportunity, combining comfort, high-quality finishes, and excellent privacy within a sought-after suburb.

Accessed via a block-paved open storm porch, the composite double-glazed entrance door opens into a hallway featuring patterned tiled flooring and ornate coving, setting an immediate tone of quality. The entrance hallway provides access to the open plan kitchen and living room, three bedrooms and the contemporary shower room.

The well appointed kitchen is fitted with stylish panelled units with solid oak block work surfaces, enhanced by metro-style tiled splashbacks and a stone tiled floor. Integrated Bosch and CDA appliances include an electric oven, combination oven, gas hob, and a low-level fridge. A Belfast sink with a stainless-steel mixer tap and built-in pantry cupboard add practical charm, while a feature brick wall creates a subtle rustic touch.

The open-plan living area is spacious with a semi-vaulted ceiling and four Velux double-glazed windows and feature tall windows, allowing abundant natural light and bi-folding doors provide direct access to the rear garden. The living space centres around a cast iron log burner set against a bare brick chimney breast, paired with stone flooring and built-in storage.

The primary bedroom suite is generously proportioned with a front elevation window fitted with plantation shutters, and an open-plan bathroom featuring a freestanding bath. The contemporary en-suite shower room offers a walk-in shower with a Crittal style screen and matching matte black fixtures. Bedroom two also benefits from plantation shutters, while bedroom three, currently used as a dressing room, includes built-in high-gloss wardrobes with velux window, and a sliding patio door leading to the garden with an additional contemporary en-suite shower room.

Externally, the property includes a block-paved path to the front door, gravelled parking, and an extensive stone-paved patio that flows into an artificial lawn and raised decking area under a metal-framed gazebo. Raised planting beds and decorative shrubs ensure a private, attractive outdoor space, complemented by a brick-built shed with double doors.





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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.

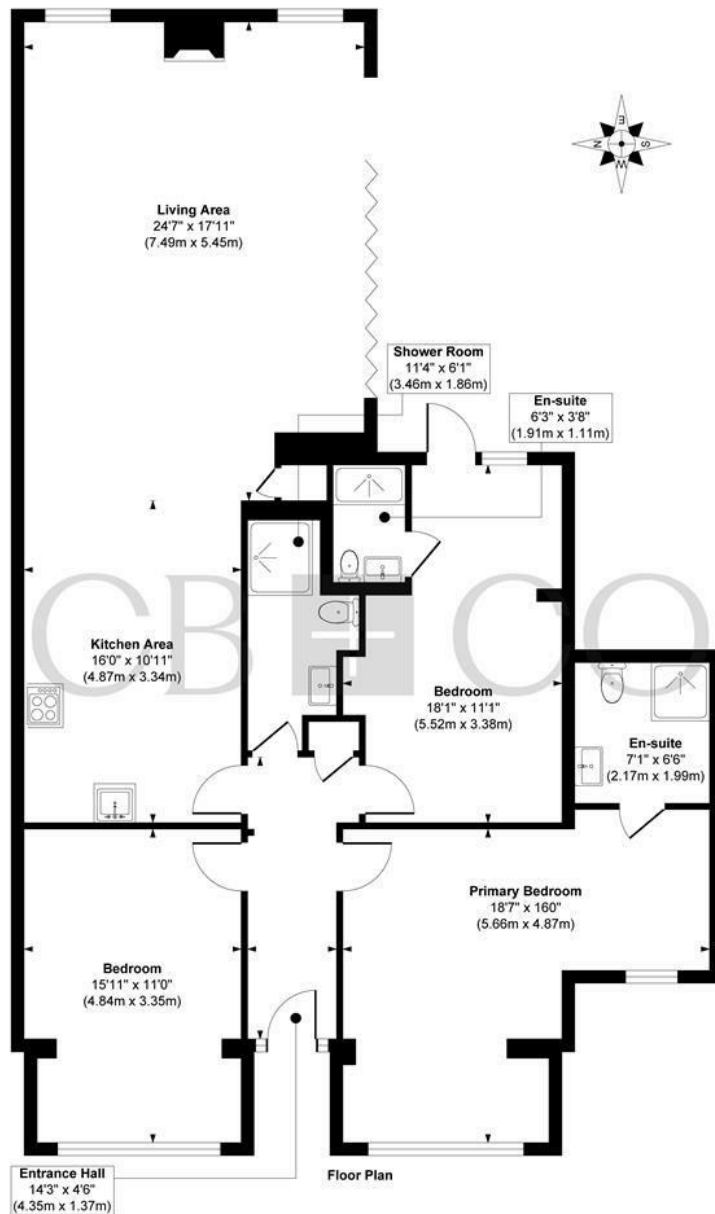
There is easy access onto the A38, leading to the A50 and M1 motorway. The location is convenient for the University of Derby, Rolls-Royce, Royal Derby Hospital and Toyota







Quarn Drive, Allestree, Derby



Approx. Gross Internal Floor Area 1403 sq. ft / 130.40 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Most Spacious Beautifully Extended Detached Bungalow
- High Quality Specification - Stylish Interior Design
- Over 1400 Square Feet of Accommodation
- Stunning Open Plan Living Room with Log Burner & Bi-Folding Doors
- Well Appointed Open Plan Kitchen with Integrated Appliances
- Three Bedrooms, Two En-Suites & Contemporary Shower Room
- Stunning Primary Suite with Fresstanding Bath & En-Suite
- Delightful Landscaped Gardens with Decked Seating Area with Gazebo
- Close to Excellent Local Shops & Amenities
- Close to Kedleston Hall & Country Estate

### Size

Approx 1403.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

C

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Let's *Talk*

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