

CURRAN  
BIRDS  
+ CO

Wisgreaves Road  
Alvaston, Derby  
£165,000





# CURRAN BIRDS + CO

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



IDEAL FIRST TIME BUY - A well presented and improved two double bedroom end town house, set within this ever popular location close to local shops, amenities in Alvaston and also being located just a short walk away from Pride Park. The property would be ideally suited to the first time buyer, young family or investor and benefits from a wide frontage with generous driveway and a detached garage.

The property has the benefit of gas central heating, uPVC double glazing and the accommodation in brief comprises: entrance hallway, stylish lounge and a well appointed dining kitchen. The first floor landing leads to a spacious primary bedroom, double bedroom two and a contemporary bathroom.

Outside the property has a generous driveway to the front leading to a single detached garage. There is a small enclosed courtyard garden to the rear with paved seating and artificial lawn area.









## The Detail

Entrance through uPVC double glazed doorway into the hallway, fitted with radiator with decorative cover over, oak effect laminate flooring, staircase leading through to the first floor landing and panelled doors giving access through to the lounge and dining kitchen. Staircase leading through to the first floor landing.

The stylish lounge is fitted with central heating radiator, oak effect laminate flooring, TV point, uPVC double glazed windows to the front and rear elevations.

The dining kitchen is fitted with a range of panelled units with contrasting black handles, roll edged laminated work surface over, metro style tiled splashbacks, stainless steel sink drainer unit with mixer tap, stand-alone electric cooker with double oven and grill and four ring hob. Low level appliance space for an automatic washing machine and further appliance space. Wall mounted Worcester Bosch combination boiler, smoke alarm, central heating radiator and useful under stairs storage cupboard. uPVC double glazed window to the front elevation and uPVC double glazed door giving access through to the rear garden.

Upstairs, the first floor landing is fitted with a smoke alarm, loft access, uPVC double glazed window to the rear elevation and panelled doors giving access through to primary bedroom, bedroom two and contemporary bathroom. The most spacious primary bedroom has uPVC double glazed windows to the front and rear elevations, TV point and central heating radiator. Bedroom two is fitted with central heating and uPVC double glazed window to the front elevation.

There is a beautifully appointed and recently re-fitted contemporary bathroom with white three piece suite including a bath with Crittal style shower screen, electric shower, wash hand basin built into vanity unit and a concealed cistern wc with splashback panelling, black ladder style heated towel rail and uPVC double glazed window to the rear elevation.

Outside, the property has a wide frontage with a generous driveway providing off road car standing for around three vehicles, this leads through to a detached garage measuring 14ft 2 x 8ft. There is a front garden area with outside cold water tap and timber gated access leading through to the rear garden.

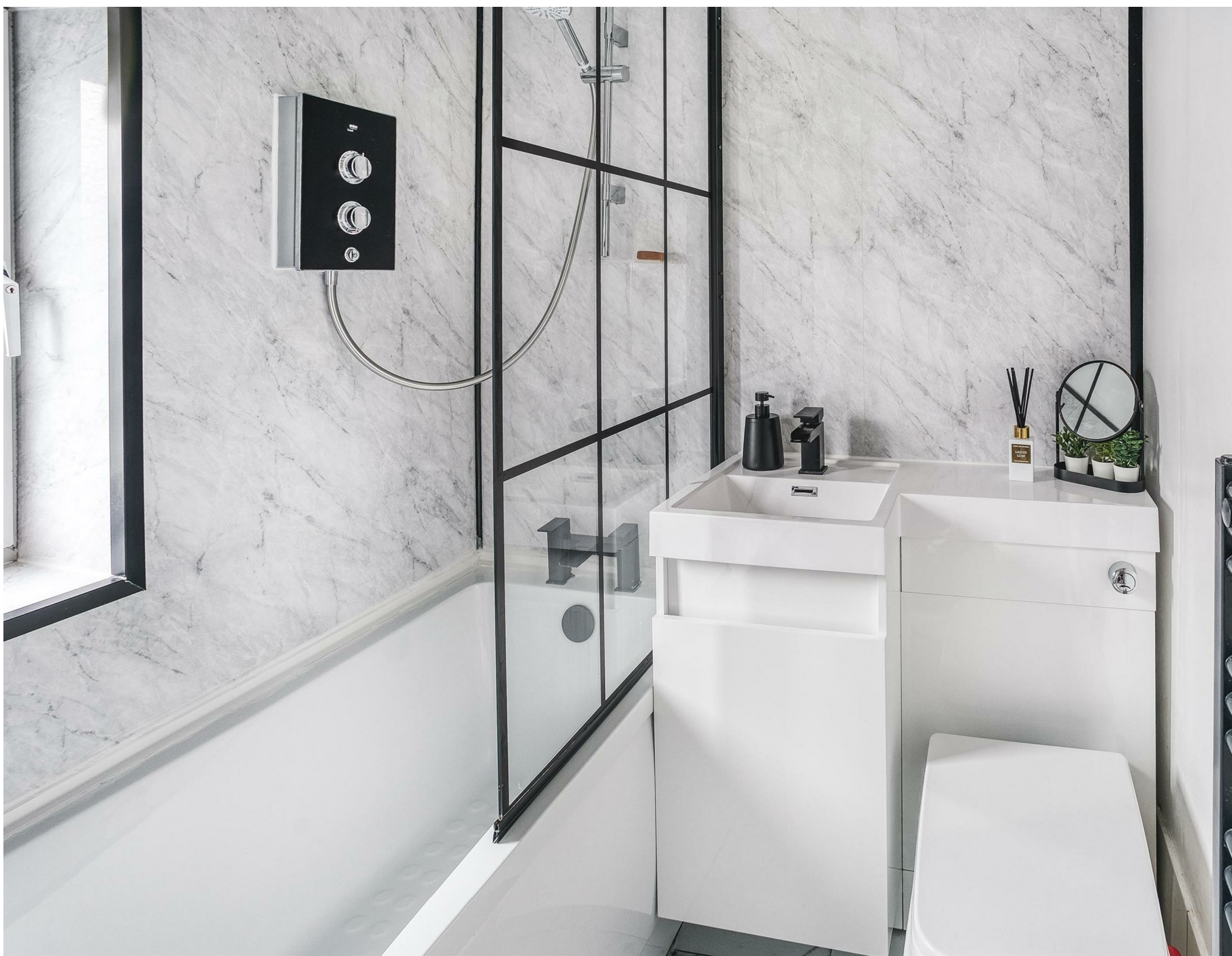
There is a landscaped courtyard style rear garden with paved patio seating area, artificial lawn and a fence panelled boundary.











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## The Location

Alvaston is a popular residential suburb of Derby located about 4 miles south east of Derby City centre. It offers a full range of local amenities including shops, supermarket, petrol station, Post office, a regular bus service and a good range of schooling at all levels.

The property is located within easy access of two of the main Rolls-Royce sites including the Rayneswy site which is just within a few minutes walk of this property. The property also offers excellent access to the A38, A50 and in turn, the main motorway networks and East Midlands International Airport.

A noted place of interest nearby is Elvaston Castle country park with its delightful gardens and country walks.





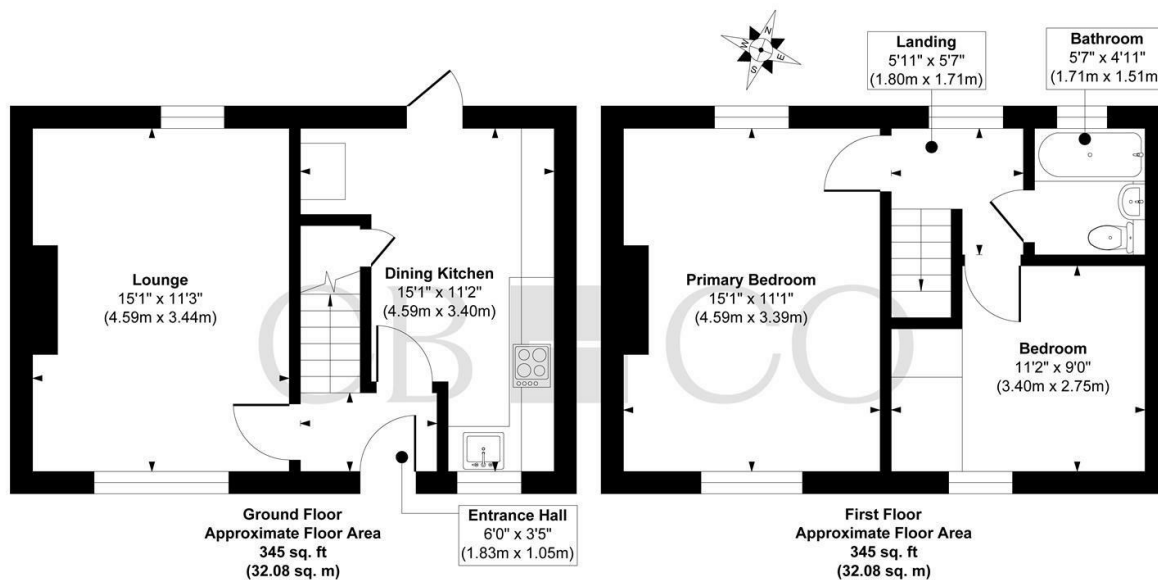








# Wisgreaves Road, Alvaston, Derby



**Approx. Gross Internal Floor Area 690 sq. ft / 64.16 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

## The Particulars

- Well Proportioned End Townhouse
- Ideal First Time Buy or Investment
- Stylish Presentation & Comprehensively Upgraded
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Dining Kitchen & Stylish Lounge
- Two Bedrooms & Contemporary Bathroom
- Generous Front Driveway, Single Garage & Courtyard Rear Garden
- Close to Rolls-Royce Sites and Alstom Trains
- Close to Pride Park and Easy Access to Derby Railway Station
- Close to Excellent Local Amenities & Shops

### Size

Approx 690.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

A



# CURRAN BIRDS + CO

Let's *Talk*

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