

CURRAN
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Evans Avenue
Allestree, Derby
£800,000



CURRAN BIRDS + CO

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



STUNNING CONTEMPORARY HOME CLOSE TO ALLESTREE PARK & LAKE - A most impressive, extended five bedroom detached home of style and character, occupying this premier location on the highly desirable Evans Avenue located just a short walk away from the beautiful Allestree Park & Lake.

This beautifully extended family home offers stylish contemporary fittings throughout and around 2200 square feet of floor area with a versatile layout and includes underfloor heating, gas central heating and double glazing.

The layout includes: spacious entrance hallway, lounge, study/playroom, contemporary wc, utility/boot room and a most impressive light and spacious open plan living dining kitchen with dining island and large living dining area with bi-folding doors and two glass lanterns. The first floor landing leads to five well proportioned bedrooms with two contemporary en-suite shower rooms and spacious four piece family bathroom.

Outside, the property has front garden with lawn and tarmac driveway leading to a single integral garage. There is a beautiful private and landscaped garden to the rear with extensive porcelain paved patio, generous lawn screened by mature trees and shrubs.





The Detail

Entered via a spacious hallway with oak-effect herringbone flooring, the home immediately presents a welcoming and well-considered interior. To the front, a well-proportioned lounge offers a quiet retreat, while a dedicated study/playroom provide ideal spaces for remote work or growing families. The ground floor also features a thoughtfully arranged utility/boot room and contemporary wc.

The true highlight of this beautiful modern home is the most spacious open plan living dining kitchen which provides a stunning light and spacious living space that connects the home to the beautiful mature garden. The kitchen is fitted with classic panelled units finished with chrome fittings, complemented by quartz marble-effect worktops and a dining island equipped with a wine cooler. Integrated AEG and Neff appliances ensure both practicality and clean design. The living dining area is flooded with natural light with two large overhead glass lanterns and bi-folding aluminium doors open directly onto the rear garden, allowing for easy entertaining and a true indoor-outdoor lifestyle.

Upstairs, the layout offers five well proportioned bedrooms, including two contemporary en-suite shower rooms. There is also a beautifully appointed four piece contemporary bathroom with bath and separate shower.



Externally, a tarmac driveway with block-paved edging offers ample parking and leads to a single integral garage. The beautiful rear garden is both mature and secluded, featuring a generous porcelain paved patio, split-level lawn, and a backdrop of established hedges and trees. With a peaceful woodland outlook and practical amenities close by, this setting offers the best of both privacy and convenience.





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The Location

The property's location on the very sought after Evans Avenue - This Premier Location means that the beautiful Allestree Park and Lake is within a short walk away from this property.

Allestree is located approximately 3 miles from the City centre and provides an excellent range of local amenities including the noted Park Farm shopping centre and excellent local school at both Primary and Secondary levels. The property is located within a short walking distance of the noted Park Lane Surgery.

Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park, together with Kedleston Golf Course. Darley Park, which is situated close by, offers walks along the River Derwent and Darley Mills with its Wine Bar, Llorentes Tapas Restaurant and also Darley's Restaurant.

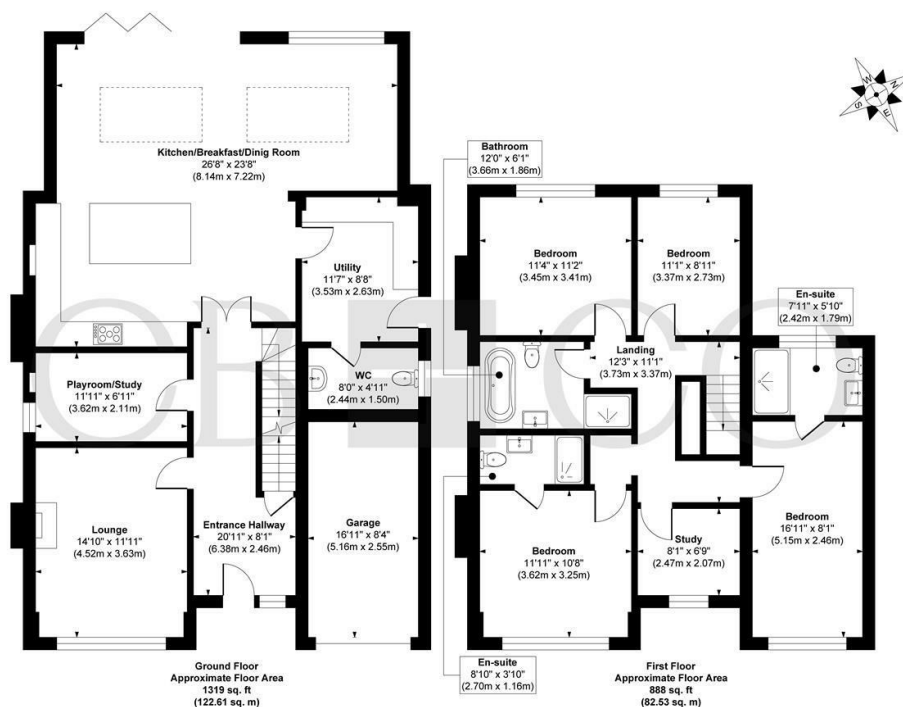
Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is also convenient for employment opportunities at Rolls-Royce, University of Derby, Royal Derby Hospital, Pride Park and Toyota.







Evans Avenue, Allestree, Derby



Approx. Gross Internal Floor Area 2207 sq. ft / 205.14 sq. m

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

Produced by Elements Property

The Particulars

- Stunning Extended Contemporary Styled Detached Home
- Premier Location - Just a short walk away from Allestree Park & Lake
- Stylish Contemporary Fittings - Around 2200 Square Feet of Floor Area
- Underfloor Heating, Gas Central Heating & uPVC Double Glazed Windows
- Spacious Entrance Hallway, Lounge & Study/Playroom
- Stunning Open Plan Living Dining Kitchen with Bi-Folding Doors
- Contemporary WC & Utility/Boot Room
- Five Bedrooms, Two En-Suites & Stunning Four Piece Bathroom
- Driveway, Single Integral Garage & Delightful Private Mature Gardens
- No Chain Involved

Size

Approx 2207.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

F

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Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

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