

CURRAN
BIRDS
+ CO

Markeaton Street
Derby
£199,950



CURRAN BIRDS + CO

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



MODERN CITY CENTRE HOME WITH STYLISH FINISH & PARKING SPACE –
This well-presented three-bedroom townhouse offers thoughtfully designed living space with generous room proportions in a highly convenient central location, close to the City Centre, several Derby University Sites and Markeaton Park. This property would be ideally suited to a first-time buyers or young family

The property features on the ground floor: entrance hallway, spacious living room and contemporary dining kitchen with access to the rear garden. The first floor leads to three well proportioned bedrooms and a contemporary bathroom.

Outside, the enclosed rear garden offers a paved patio, area laid to lawn and mature shrubs and trees. There is private gated access to the rear leading to an allocated parking space.





The Detail

This modern mid-townhouse has been thoughtfully arranged over two floors, offering a generous room proportions and a welcoming stylish interior well-maintained finishes throughout.

The entrance hallway leads directly into a most spacious and stylish living room with an open-plan staircase rising to the first floor and window to the front elevation. This leads through to a spacious dining kitchen at the rear of the property. This stylish dining kitchen features two-tone panelled units with brushed stainless steel handles, granite-effect wood block work surfaces, integrated stainless steel oven, gas hob with extractor, and space for essential appliances. Large-format porcelain tiled flooring and a uPVC window overlooking the rear garden and glazed door provide access to the rear garden.

Upstairs, there are three well proportioned bedrooms – two doubles and a versatile third room ideal as a nursery or study space. The contemporary bathroom is appointed with a white three-piece suite, glass shower screen, and tiled finishes.

Outside, the enclosed rear garden offers a paved patio, area laid to lawn and mature shrubs and trees. There is private gated access to the rear leading to an allocated parking space.







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The Location

This property is ideally situated in a sought-after area just off Ashbourne Road, within easy walking distance of several University of Derby campuses and the city centre. Residents can enjoy convenient access to a wide range of amenities, including major retailers at Derbion shopping centre. The Cathedral Quarter offers a selection of upmarket boutiques, cafes, bars, and pubs, while nearby Friar Gate is known for its stylish restaurants and vibrant nightlife.

For recreation and leisure, the property is close to both Markeaton Park and the beautiful Darley Park, which offer open green spaces, sports facilities, and scenic riverside walks. Also nearby is Darley Abbey Mills, a UNESCO World Heritage Site on the banks of the River Derwent, home to a vibrant mix of dining and leisure venues including Darley's Restaurant, Llorentes Tapas, and the Darley Abbey Wine Bar. The site also features a gym, fitness studios, and a popular wedding venue.

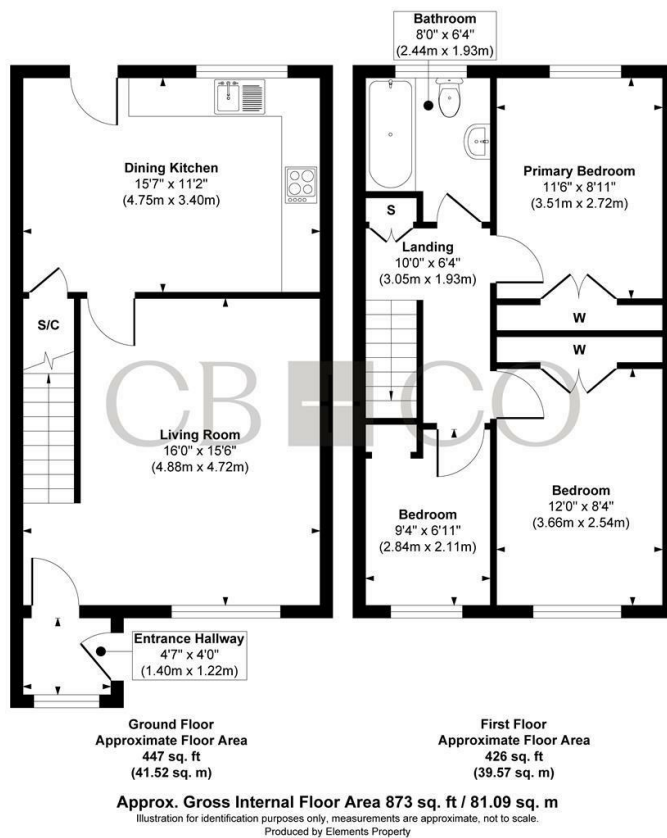
The property also benefits from excellent transport links, with easy access to the A6, A38, A50, and A52, connecting to the M1 motorway and East Midlands Airport.







Markeaton Street, Derby



The Particulars

- Beautifully Presented Three Bedroom Modern Townhouse
- Located in this ever position between Ashbourne Road & Kedleston Road
- Highly Convenient Position just a Short Walk Away from Derby City Centre
- Ideal for First Time Buyer or Young Family
- Worcester Bosch Combination Boiler & uPVC Double Glazing
- Entrance Hallway & Stylish Spacious Living Room
- Spacious Modern Dining Kitchen with Access to Rear Garden
- Three Bedrooms & Contemporary Bathroom
- Enclosed Rear Garden & Parking Space at the Rear
- Close to Markeaton Park & Several Derby University Sites

Size

Approx 873.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

B

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Let's *Talk*

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