

CURRAN
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Kings Court, Arthur Street
Strutts Park, Derby
£1,000 Per Calendar Month



CURRAN BIRDS + CO

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



MODERN TOWNHOUSE WITH TWO PARKING SPACES – A modern and well appointed three bedroom end townhouse, set within this highly convenient location in the Strutt's Park Conservation Area, just a short walk away from Derby City Centre and the beautiful Darley Park.

This property has been upgraded over recent years and internally offers an entrance hallway, well appointed kitchen and spacious living room with access to the rear garden. The first floor landing leads to three bedrooms and bathroom.

Outside, the property has an enclosed garden to the rear with patio and lawned area with gated access to the two parking spaces at the rear with vehicular access off Henry Street.





The Detail

This well maintained modern three-bedroom end townhouse offers well-proportioned living spaces and would be ideally suited for renting to a professional couple of family.

The entrance hallway leads to a fitted kitchen with a range of units, integrated appliances, and space for everyday essentials. The spacious living room overlooks the rear garden and features a fireplace, under-stairs storage and has doorway access onto the rear garden

Upstairs, the first-floor landing connects to three bedrooms, all with uPVC double glazing and central heating. The family bathroom includes a panelled bath with shower over, a pedestal wash basin, and a low-flush WC, complemented by full-height tiling.

Outside, the enclosed rear garden has a lawn, patio area, and gated access to the two allocated parking spaces with vehicular access off Henry Street leading to the residents car park. There is also additional permit parking available at the front.

Well-positioned for easy access to Derby city centre and local green spaces, this property offers a comfortable and convenient home in a sought-after area.





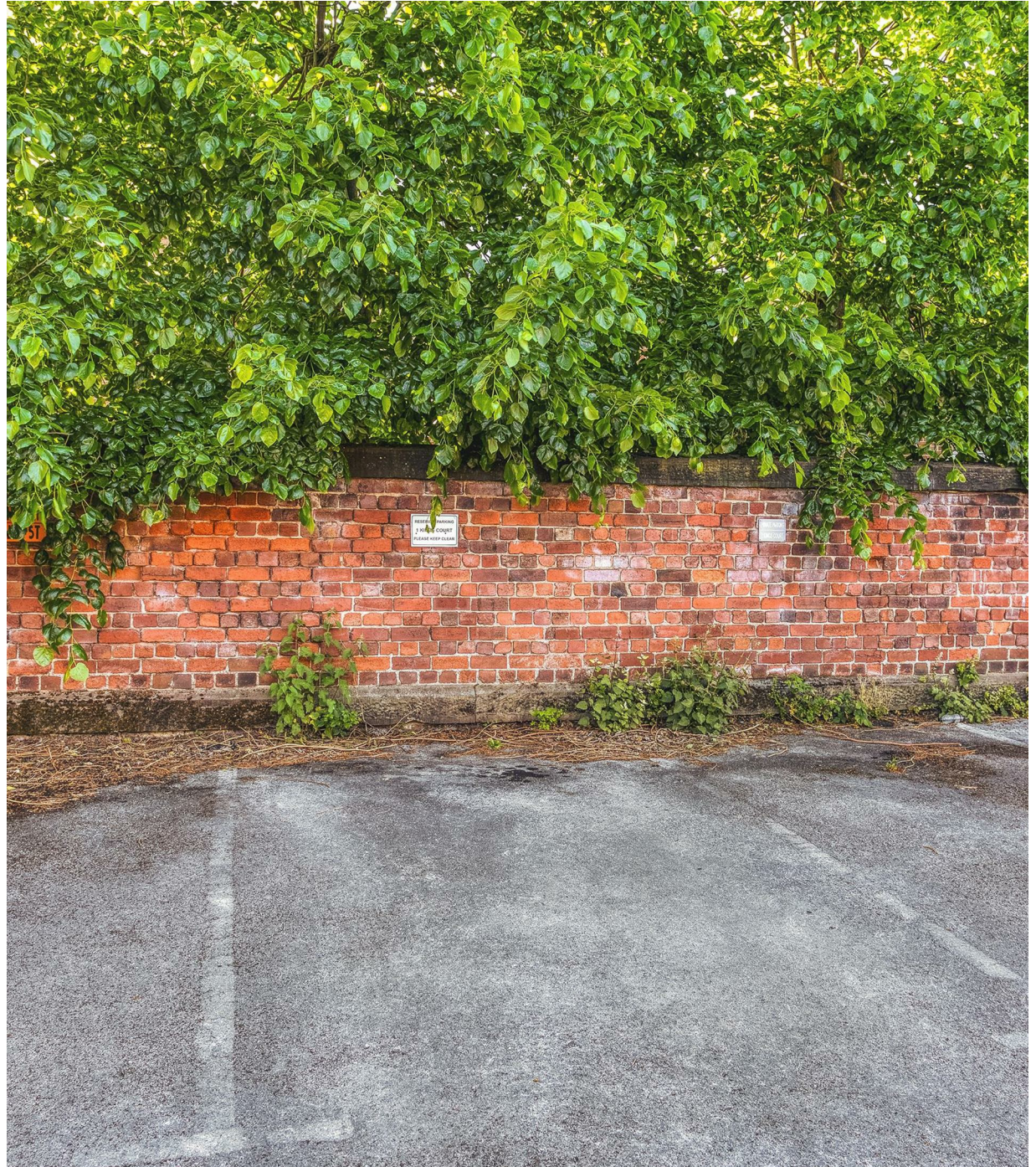


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The Location

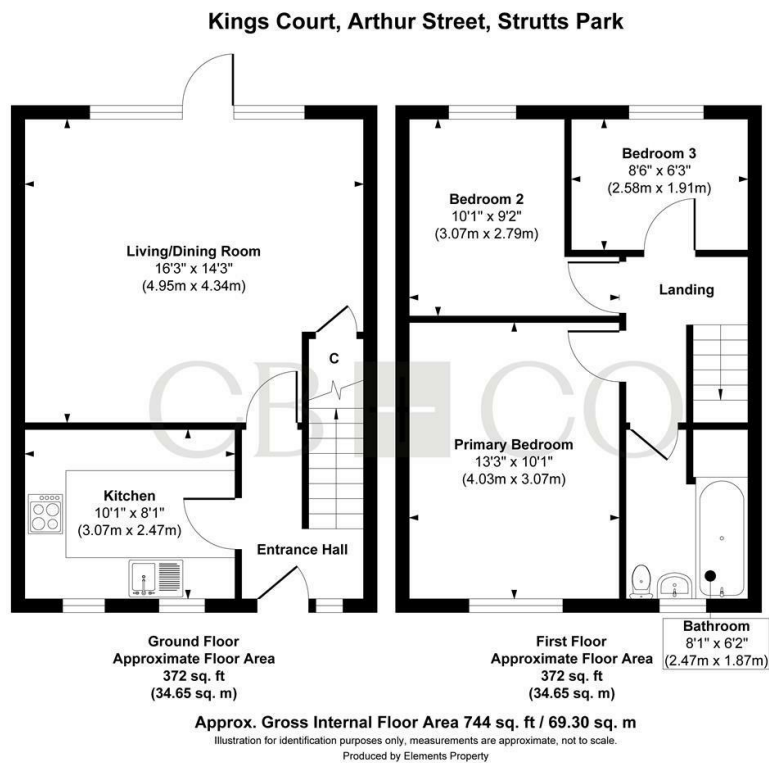
Situated in the Strutt's Park Conservation Area, this property offers a prime location close to both green spaces and urban amenities. Darley Park, with its beautiful walks and recreational facilities, is just a stone's throw away, perfect for outdoor enthusiasts. The park is also home to a selection of restaurants, coffee shops, gyms, bars, and wine bars, making it an ideal spot for socialising and leisure. The city centre is easily accessible, offering a wide range of shops, restaurants, and cultural attractions.

Families will benefit from a variety of local schools, while professionals will appreciate the excellent transport links, including access to the A38, A52, and Derby railway station, providing direct services to key destinations.









The *Particulars*

- Modern Three Bedroom End Townhouse
- Ideal for Young Family or Professionals
- Sought after Location in Strutts Park Conservation Area
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Living Room & Fitted Kitchen
- Three Bedrooms & Bathroom
- Two Parking Spaces at Rear - Enclosed Rear Garden
- Close to the Beautiful Darley Park
- Close to Derby City Centre & Excellent Amenities
- Available Now

Size

Approx 744.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

B

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Let's *Talk*

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