



**BEMROSE ROAD, ALLENTON, DERBY**

**PRICE £245,000**

**3 BEDROOM | 2 BATHROOM | 2 RECEPTION**



## WELCOME TO BEMROSE ROAD

---

EXTENDED FAMILY PROPERTY , TWO GARDEN AREAS, TWO BATHROOMS - This well-presented home has been thoughtfully extended to provide generous living accommodation, excellent storage and superb outdoor spaces, making it an ideal choice for growing families and those who enjoy entertaining. The side extension creates a dedicated dining room that complements the spacious L-shaped lounge and well-appointed kitchen, providing flexible accommodation for modern lifestyles.

Storage has been carefully considered throughout, with fitted wardrobes, loft spaces, a substantial garage/store with electric roller doors, a powered brick-built store and a large timber shed. Outside, two separate garden areas have been designed to make the most of the sunny aspects, featuring attractive seating areas, a covered pergola with lighting and mature planting that creates an inviting setting throughout the year. Combining spacious accommodation with practical features and excellent outdoor space, this is a home that offers comfort, flexibility and an enviable lifestyle both inside and out.

## THE DETAIL

---

### The Detail

The property is entered via a welcoming hallway featuring laminate flooring and a useful recessed area for coats and everyday essentials. The spacious L-shaped lounge is a real highlight, enjoying a dual aspect with UPVC double glazed windows to the front and rear, allowing an abundance of natural light to flow through the room. A door opens directly onto the garden, creating an effortless connection between the indoor and outdoor living spaces.

The kitchen is fitted with a comprehensive range of matching wall and base units complemented by laminate flooring and generous work surfaces. Integrated appliances include an oven, electric hob, cooker hood and fridge freezer, while there is plumbing for both a washing machine and dishwasher. The adjoining dining room, created through the side extension, provides an excellent space for family meals, entertaining guests or everyday living, with direct access to the garden. A ground floor shower room further enhances the versatility of the accommodation.

The first floor offers three well-proportioned bedrooms, including two spacious double bedrooms. The principal bedroom overlooks the rear garden and benefits from mirrored fitted wardrobes, while the third bedroom is larger than average for this style of property, providing flexibility as a child's bedroom, guest room or home office. The family bathroom is fitted with a three-piece suite comprising a panelled bath, wash hand basin and WC, together with an obscure UPVC double glazed window. Loft access from the landing provides further storage.

CB+CO





An impressive addition to the property is the integral garage/store, accessed directly from the dining room. Fitted with electric roller doors, built-in storage units, shelving and its own loft storage, it offers excellent versatility for storage, hobbies or workshop use.

Outside, the property continues to impress with two distinct garden areas. The main rear garden features attractive pebble beds, a covered pergola with a dedicated seating area and lighting, a powered brick-built store and a substantial timber shed. The separate side garden enjoys excellent privacy and a sunny aspect, incorporating slate beds, an additional patio seating area, enclosed boundaries, outdoor lighting and an external tap, creating a wonderful setting for relaxing or entertaining throughout the warmer months. To the front, an attractive block paved in-and-out driveway provides ample off-road parking and enhances the property's kerb appeal.

The property is ideally positioned for excellent access to Pride Park and is particularly well suited for those working at the nearby Rolls-Royce site. A wide range of supermarkets, local shops and everyday amenities are all within easy reach, while Derby city centre is conveniently accessible. This well-connected location combines everyday convenience with excellent local facilities, making it a popular choice for families and professionals alike.

Purchaser Note: The property is fitted with solar panels which are subject to a lease agreement. Further details relating to the agreement are available upon request.

CB+CO





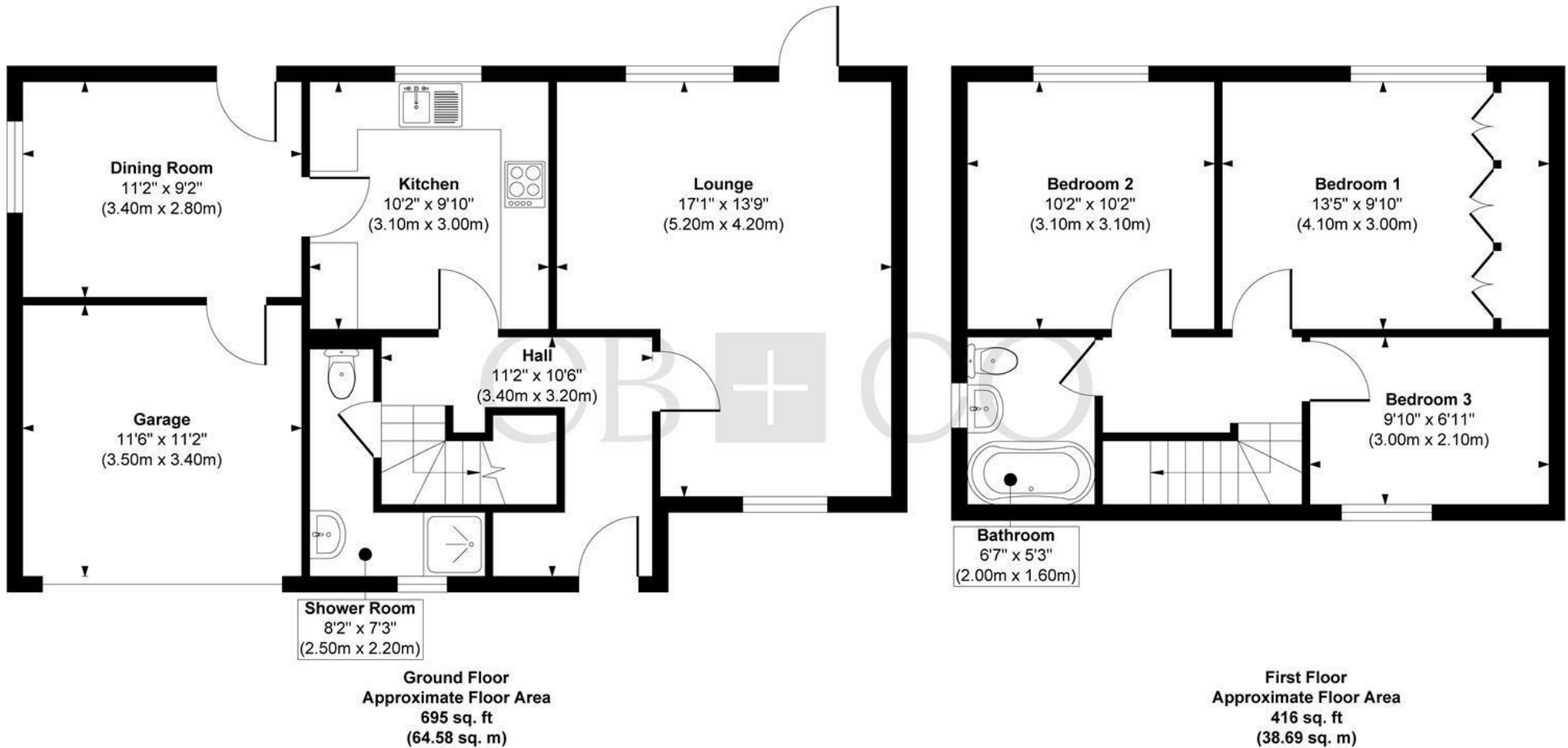








## Bemrose Road



**Approx. Gross Internal Floor Area 1111 sq. ft / 103.27 sq. m (Including Garage)**  
**Approx. Gross Internal Floor Area 983 sq. ft / 91.37 sq. m (Excluding Garage)**

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

Produced by Elements Property

THE PARTICULARS

APPROX

sq ft

EPC RATING

B

COUNCIL TAX BAND

A

- Extended Family Home With Flexible Living Accommodation
- Spacious Dual Aspect L-Shaped Lounge With Garden Access
- Side Extension Creating A Separate Dining Room
- Well-Appointed Kitchen With Integrated Appliances
- Three Generous Sized Bedrooms
- Integral Garage And Store With Electric Roller Doors
- Two Beautifully Designed Garden Areas With Sunny Aspects
- Covered Pergola With Lighting And Dedicated Seating Area
- Ideal For The First Time Buyer
- Excellent Access To Pride Park, Rolls-Royce And Local Amenities

## DARLEY ABBEY MILLS

### THE MILLS

First Floor  
Darley Abbey Mills  
Middle Mill  
Derby, DE22 1DZ

01332 411050  
CURRANBIRDS.CO

## MICKLEOVER

### THE STUDIO

2 Station Rd  
Mickleover  
Derby,  
DE3 9GH

01332 531020  
CURRANBIRDS.CO

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2026 All rights Reserved

# CURRAN BIRDS + CO