

CURRAN  
BIRDS  
+ CO

9, DE24  
£145,000



CURRAN BIRDS + CO

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



**TOWNHOUSE WITH DETACHED GARAGE & TWO DRIVEWAYS** - A beautifully appointed one bedroom mid townhouse located within this most convenient cul-de-sac location, close to excellent local shops and amenities at the Asda District Centre. The property is presented to a tasteful neutral theme throughout and has been improved with the installation of a superb contemporary dining kitchen and replacement uPVC double glazed windows. The property would be ideally suited to the first time buyer, investor or person looking to downsize. NO CHAIN

The accommodation has electric heating, uPVC double glazing and in brief comprises: open plan living dining kitchen area with open plan staircase to the first floor. The first floor landing leads to a double bedroom and well bathroom with white three piece suite.

Outside, the property stands in this corner position with lawned gardens to the front and side. There are two driveways with one of them leading to a detached single garage. There is also an enclosed garden area with paved patio and gravelled area.





The property is entered via a uPVC front door which opens directly into the open-plan living, dining and kitchen area. The living area is carpeted for comfort and features a staircase rising to the first floor, electric panel heater, dual-aspect windows to the front and side elevations.

The kitchen is fitted with a modern range of light oak-effect wall, base and drawer units, complemented by brushed stainless steel handles and granite-effect laminated work surfaces with matching splashbacks. A stainless steel one-and-a-half bowl sink sits beneath the front-facing window, while appliances include a stainless steel electric oven, gas hob with extractor over, and space for a tall fridge-freezer and washing machine. Wood-effect flooring completes the space.

To the first floor, the landing provides access to a well-sized bedroom with front-facing window, electric panel heating and excellent storage, including an over-stair cupboard and built-in hanging space. The bathroom is fitted with a white three-piece suite comprising a panel bath with electric shower, pedestal wash basin and low-level WC, finished with tiled splashbacks, wood-effect flooring, extractor fan and airing cupboard.

Externally, the property offers lawned gardens to the front and side, two driveway parking spaces and a detached concrete sectional garage with up-and-over door. An additional enclosed rear garden area features a paved patio seating space, L-shaped pebbled area and timber panelled fencing.





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### The Location

Jedburgh Close is perfectly situated in the popular Stenson Fields area, offering excellent transport links and easy access to local amenities. The property is within close proximity to the Asda shopping centre, providing all essential conveniences, while the nearby Stenson Bubble and Canal Sidewalks offer peaceful spots for outdoor enjoyment.

Families will appreciate the choice of good local schools, and the location offers excellent road access to major routes, including the A38, connecting to Derby city centre and the M1 motorway. The area is well-positioned for those working at major local employers such as Rolls-Royce and Toyota.

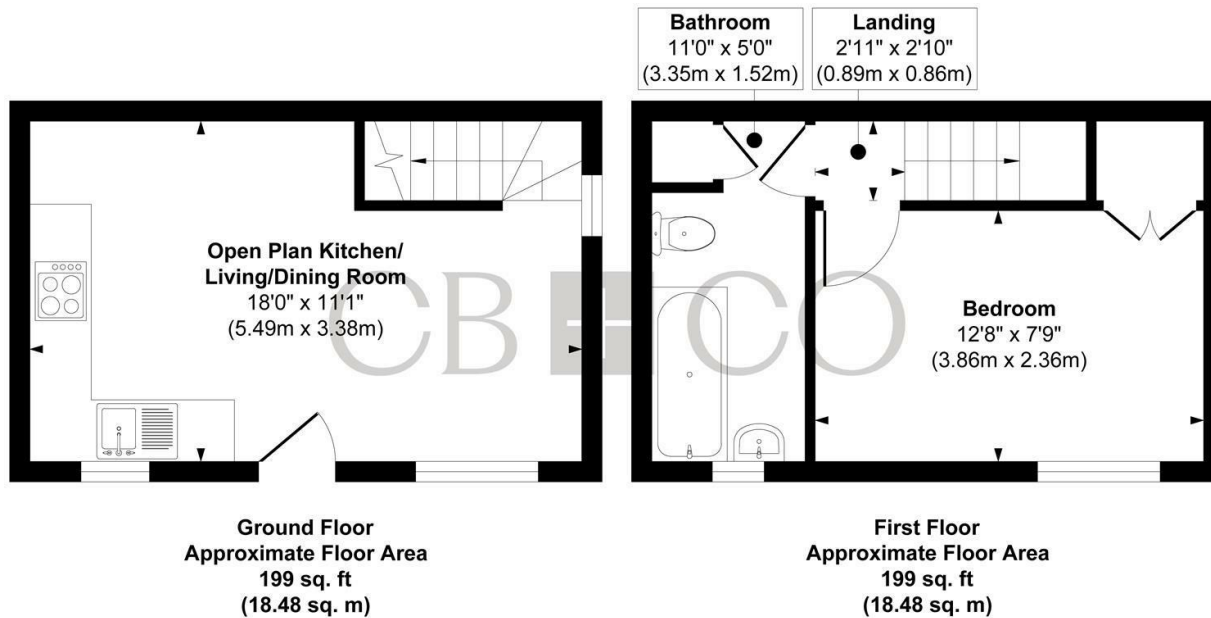
For leisure, Mercia Marina is just a short drive away, offering a vibrant selection of boutique shops, a variety of dining options, including the highly regarded Lotus Indian Restaurant, and a bar for relaxing evenings out. Whether you enjoy shopping, dining, or simply taking in the stunning waterside views, Mercia Marina provides an excellent spot to unwind.







Jedburgh Close, Stenson Fields, Derby



Approx. Gross Internal Floor Area 398 sq. ft / 36.96 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## The Particulars

- Beautifully Appointed One Bedroom Townhouse
- Corner Plot with Two Driveways & Detached Single Garage
- Ideal First Time Buy or Investment
- Electric Heating & uPVC Double Glazing
- Open Plan Living Dining Kitchen
- One Double Bedroom & Bathroom
- Corner Plot Garden & Gravelled Enclosed Garden Area with Patio
- Easy Access to Rolls-Royce Main Sinfon Site
- Close to Asda District Centre & Open Countryside
- No Chain Involved

Size

Approx 398.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

A

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*Let's Talk*

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