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Radbourne Street

Derby

Offers in excess of: £250,000



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



**GENEROUS MATURE GARDENS & LARGE DETACHED GARAGE** - An attractive traditional detached bungalow offering two double bedrooms, with spacious and versatile accommodation and the potential to be reconfigured into a three-bedroom layout, if desired. The property sits beautifully within a mature plot, featuring delightful landscaped gardens, a generous driveway with ample parking, and gated access leading to a continuation of the driveway, a large detached garage, and a private south-facing rear garden.

The property has been well maintained and presented, while also offering excellent scope for cosmetic updating, personalisation, and potential extension (subject to the necessary planning permissions).

The accommodation benefits from double glazing and gas central heating, and briefly comprises: an entrance hallway, a spacious fitted kitchen, and a lounge with open-plan access to the dining area and conservatory. There are also two well-proportioned double bedrooms and a four-piece bathroom suite.

Outside, the property occupies a generous plot with a block-paved driveway and a front garden bordered by hedging. To the rear is a delightful enclosed south-facing garden, featuring a paved patio, lawn, and established hedgerow boundaries.





## The Detail

Set on a generous and attractive plot on Radbourne Street, this most attractive traditional detached bungalow offers well-presented accommodation with two double bedrooms and exciting potential for improvement and modernisation.

The property is accessed via a timber panelled entrance door with obscure glazed inserts, opening into a welcoming hallway featuring solid wood flooring, coving, loft access and a useful built-in cloaks cupboard. Pine panelled doors lead through to all principal rooms.

The living room is a bright and inviting space, centred around an open fireplace with a limestone hearth. Solid wood flooring and a coved ceiling add character, while double glazed hardwood windows to the side and French doors open into the conservatory. The living area flows seamlessly into the dining room, which enjoys views over the rear garden and continues through to the conservatory.

The conservatory features a brick base, wood-effect UPVC glazing, a vaulted ceiling with fan, and a tiled floor, with a door providing direct access to the garden.

The kitchen is fitted with oak-fronted wall and base units, complemented by roll-edge worktops, a composite sink, integrated oven, microwave, hob with extractor, and dishwasher, along with space for additional appliances.

Externally, the property benefits from a block-paved driveway providing ample off-road parking for several vehicles, leading to a substantial detached brick garage with power, heating and loft space. The enclosed rear garden is south-facing, thoughtfully landscaped with a shaped lawn, seating area, and well-stocked borders and mature hedgerow boundaries, creating a beautiful and private outdoor space.







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## The Location

The property is situated close to the popular Ashbourne Road area and within easy reach of Markeaton Park and Derby city centre. The city centre features the well-known Derbion shopping centre, offering a wide range of major retail outlets, cinema, upmarket fashion stores, and a variety of cafés, bars, public houses, and leisure facilities.

The property is also conveniently located near the University of Derby and the Royal Derby Hospital, with excellent access to major employment hubs including Rolls-Royce, Toyota and Alstom.

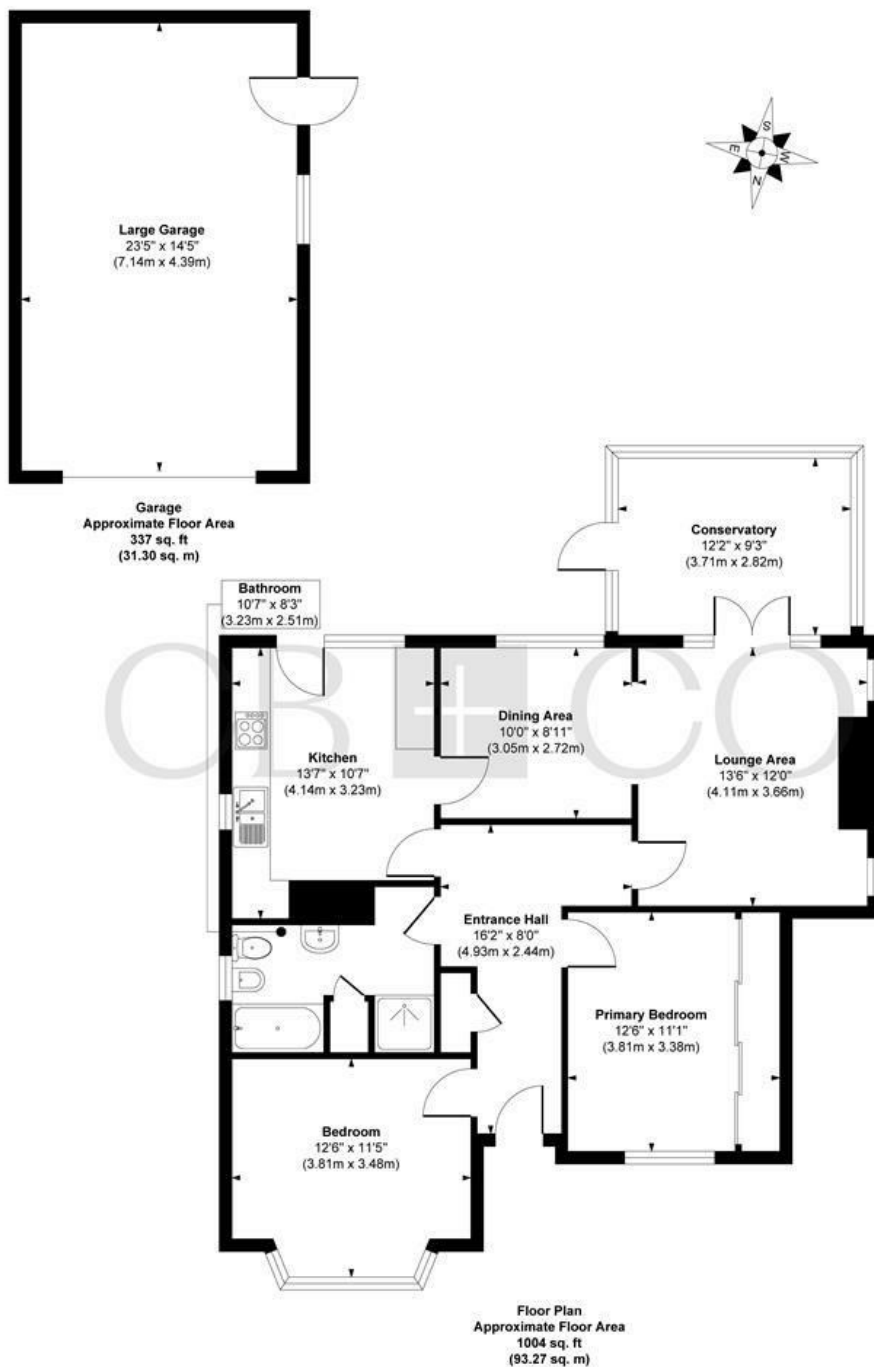
There are excellent transport links nearby, with Derby's inner ring road providing access to the A52 and A38, which in turn connect to the M1 motorway and the wider motorway network. These major routes offer straightforward travel to Nottingham, Burton upon Trent, and East Midlands International Airport.







## Radbourne Street, Off Ashbourne Road, Derby



**Approx. Gross Internal Floor Area 1341 sq. ft / 124.57 sq. m (Including Garage)**

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

Produced by Elements Property

## The Particulars

- Spacious Detached Bungalow with Large Detached Garage
- Beautiful Mature Plot - Generous South Facing Rear Garden
- Exciting Potential for Cosmetic Updating
- Gas Central Heating & Double Glazing
- Entrance Hall & Fitted Kitchen
- Lounge Area with Open Plan Dining Area & Conservatory
- Two Double Bedrooms & Four Piece Bathroom Suite
- Gated Block Paved Driveway & Large Detached Brick Built Garage
- Highly Convenient Location Close to City Centre & Markeaton Park
- No Chain Involved

### Size

Approx 1004.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

C

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*Let's Talk*

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