



FAIRFAX ROAD, DERBY

PRICE £230,000

3 BEDROOM | 1 BATHROOM | 2 RECEPTION



WELCOME TO FAIRFAX ROAD

THREE-BEDROOM SEMI-DETACHED HOME WITH DRIVEWAY, EXTENDED LIVING SPACE AND DETACHED GARAGE - A well-proportioned home offering generous accommodation, a useful driveway and a good-sized rear garden. The property provides a versatile layout that is well suited to modern family life, with two reception rooms, a spacious kitchen diner and three well-arranged bedrooms.

The ground floor offers a welcoming entrance hallway with wooden flooring, leading through to two separate reception rooms. The front reception benefits from a characterful bay window and feature fireplace, while the larger rear reception room has been extended to create an impressive additional living space, with sliding doors providing a pleasant connection to the garden.

The kitchen diner provides plenty of cupboard and worktop space, with room for a dining table and direct access outside. Upstairs, there are two good-sized double bedrooms alongside a useful single bedroom, together with a practical wet room.

Externally, the property benefits from the valuable addition of a driveway, enclosed by wooden gates, alongside a spacious rear garden and detached garage.

THE DETAIL

The Detail

On entering the property, the good-sized hallway provides an inviting first impression, featuring attractive wooden flooring and access to the downstairs WC. The front reception room offers a comfortable setting for relaxing, with a bay window providing natural light, wooden flooring and a gas fire with surround creating a focal point.

To the rear is a particularly generous second reception room, which has been extended at the back to provide excellent additional living space. The room is fitted with carpet, features a further gas fire with surround and benefits from sliding doors opening directly onto the rear garden, creating an easy flow between the indoor and outdoor spaces.

The kitchen diner is positioned to the rear and provides a practical arrangement for everyday living. There is ample cupboard and worktop space, tiled flooring and sufficient room for a dining table. The kitchen includes a freestanding gas oven, space for a washing machine and a door leading directly into the garden.

The first floor provides two good double bedrooms and a further single bedroom. The principal bedroom is positioned to the rear and is a generous double, with a chimney breast adding character. The second double bedroom benefits from fitted wardrobes, while the wet room includes a walk-in shower with electric shower, heated towel rail, wash basin and WC.

Outside, the front offers the valuable addition of a driveway running alongside the property and enclosed by wooden gates. To the rear is a good-sized, mainly lawned garden together with a detached block-built garage.

The property is situated in Derby, providing convenient access to a range of everyday amenities, local shops, schools, leisure facilities and transport links. The location offers a practical balance of residential surroundings and accessibility to the wider city and surrounding areas.

AML Verification

CB+CO



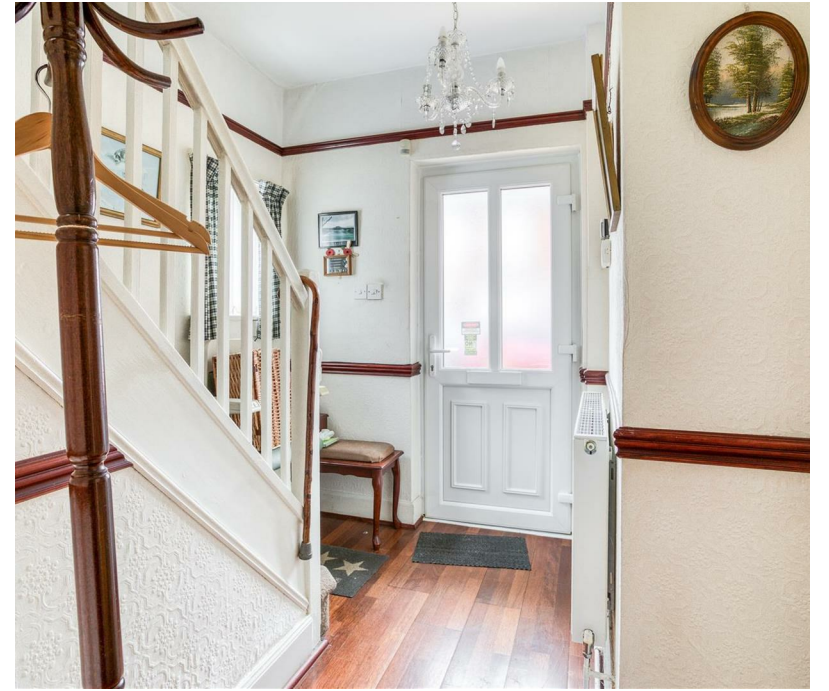


In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

CB+CO



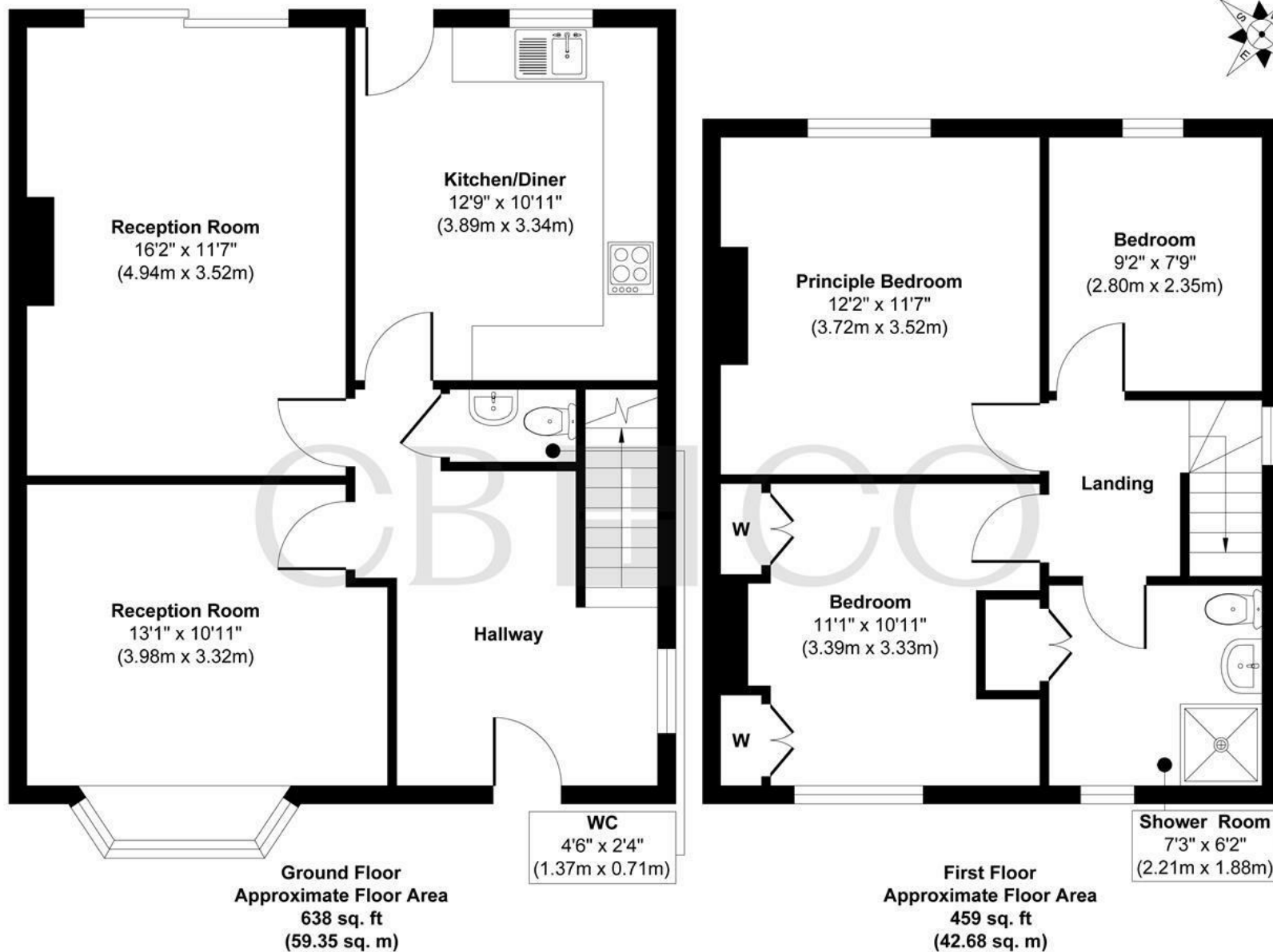








Fairfax Road



Approx. Gross Internal Floor Area 1097 sq. ft / 102.03 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

1097.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

B

- Three-Bedroom Semi-Detached Home Offering Well-Proportioned Accommodation
- No Upward Chain Providing The Opportunity For A Straightforward Purchase
- Two Spacious Reception Rooms Providing Flexible Family Living Space
- Extended Rear Reception Room With Sliding Doors To The Garden
- Spacious Kitchen Diner With Ample Worktop And Cupboard Space
- Ground Floor WC Providing Added Everyday Convenience
- Principal Bedroom Offering Generous Double Bedroom Accommodation
- Practical Wet Room With Walk-In Electric Shower And Heated Towel Rail
- Detached Block-Built Garage Providing Valuable Additional Storage
- Driveway To The Side Of The Property Enclosed By Wooden Gates

DARLEY ABBEY MILLS

THE MILLS

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

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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