

CURRAN
BIRDS
+ CO



Falmouth Road
Alvaston, Derby
£210,000

CURRAN BIRDS + CO



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



IDEAL FAMILY HOME WITH SOLAR PANELS & SOUTH FACING GARDEN - A spacious and well presented semi-detached home occupying this ever popular location close to excellent local shops, amenities and local Rolls-Royce sites. This property benefits from solar panels and a south facing garden plot and would be ideally suited to first time buyers or young family.

The property features: entrance porch, entrance hallway, downstairs wc, fitted kitchen, spacious living dining room and a conservatory. Upstairs the first floor landing offers three well proportioned bedrooms and a contemporary bathroom suite.

Outside, there is a full width driveway and gated access to a covered lean to passageway. This leads to the generous south facing garden and two brick outbuildings/store.





The Detail

The property is accessed via a uPVC double-glazed porch, which leads into the entrance hallway finished with grey wood-grain effect flooring. From here there is access to the downstairs WC, kitchen and living/dining room.

The spacious living/dining room is a well-proportioned, light-filled space, benefitting from windows to both the front and rear elevations and offering direct access to the conservatory. The conservatory features a brick base with an insulated roof and French doors opening onto the patio area.

The kitchen is fitted with white panelled units, granite-effect work surfaces and metro-style tiled splashbacks, complemented by a composite sink, stainless steel extractor and tiled flooring. A useful downstairs WC completes the ground floor accommodation.

To the first floor, the landing leads to three well-proportioned bedrooms and a contemporary family bathroom fitted with a white three-piece suite and electric shower. Bedroom two benefits from two built-in double wardrobes, while the loft is accessed via a retractable ladder, providing practical storage space.



Externally, the property occupies a corner plot and benefits from a lawned front garden and a double-width driveway. The south-facing enclosed rear garden features a raised timber-decked seating area, lawn and play space, together with a timber shed. Brick-built outbuildings provide a utility area with power, lighting and plumbing, along with a separate garden store.





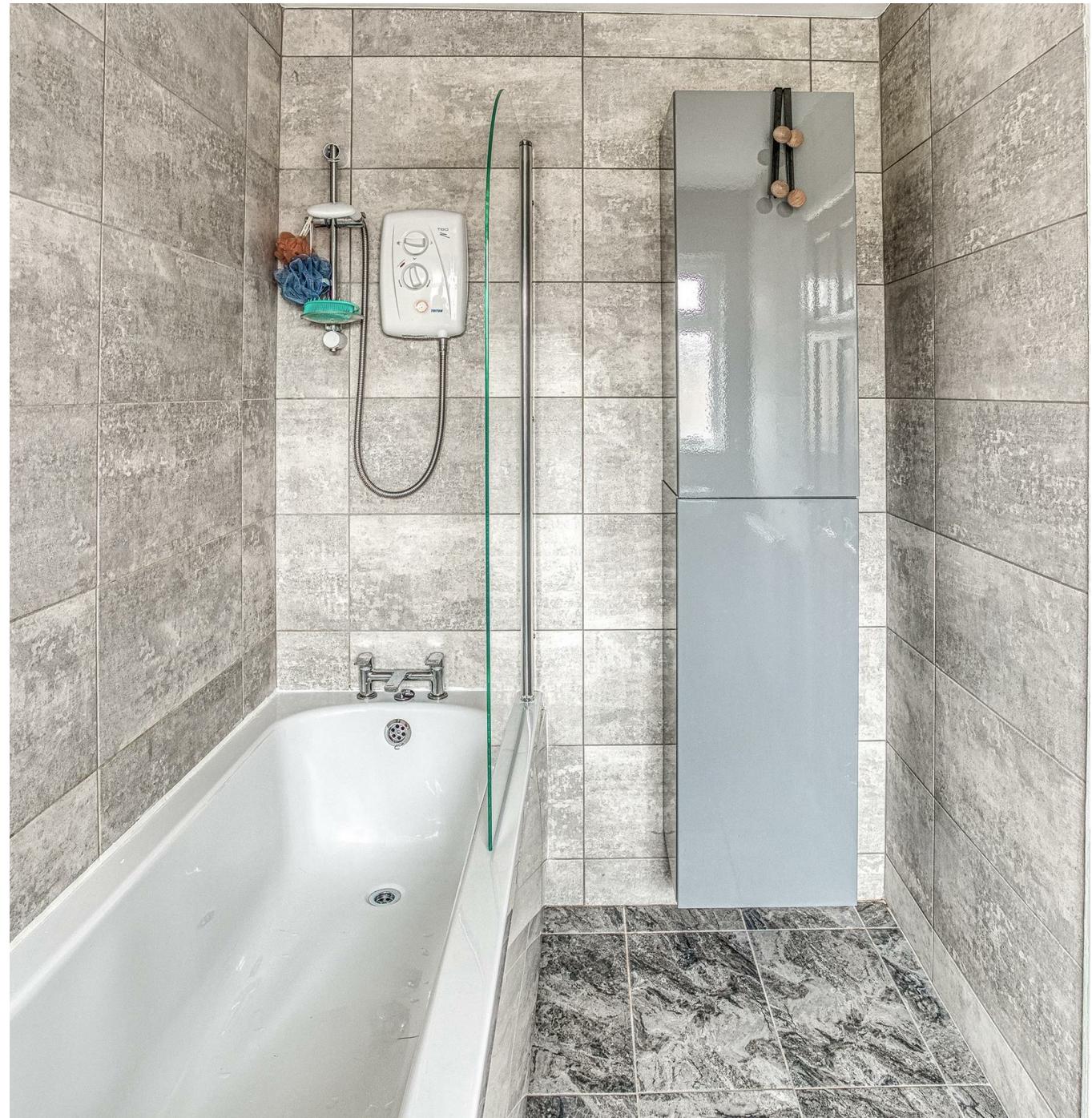
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The Location

Falmouth Road is positioned in the ever popular residential suburb of Alvaston, offering excellent access to local amenities, schools, and green spaces. The area benefits from good transport connections into Derby city centre and beyond, with nearby access to the A6, A52, and M1.

Alvaston Park and the riverside pathways are within walking distance, providing opportunities for leisure and outdoor activities. Families will appreciate the proximity to well-regarded schools, and everyday conveniences such as shops, supermarkets, and cafés are just a short stroll away.

With excellent public transport links and major employers like Rolls-Royce and Pride Park nearby, this location is ideal for commuters and growing families alike.







The Particulars

- Spacious & Well Presented Semi-Detached Home
- Ideal for First Time Buyer or Young Family
- Solar Panels, Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, WC & Fitted Kitchen
- Living Dining Room & Conservatory
- Three Bedrooms & Contemporary Bathroom
- Driveway, South Facing Enclosed Rear Garden & Two Outbuildings
- Close to Excellent Local Shops & Amenities
- Easy Access to Rolls-Royce Sites - Main Sinsin Site & Raynesway
- Easy Access to Major Road Networks & East Midlands Airport

Size

Approx 1017.00 sq ft

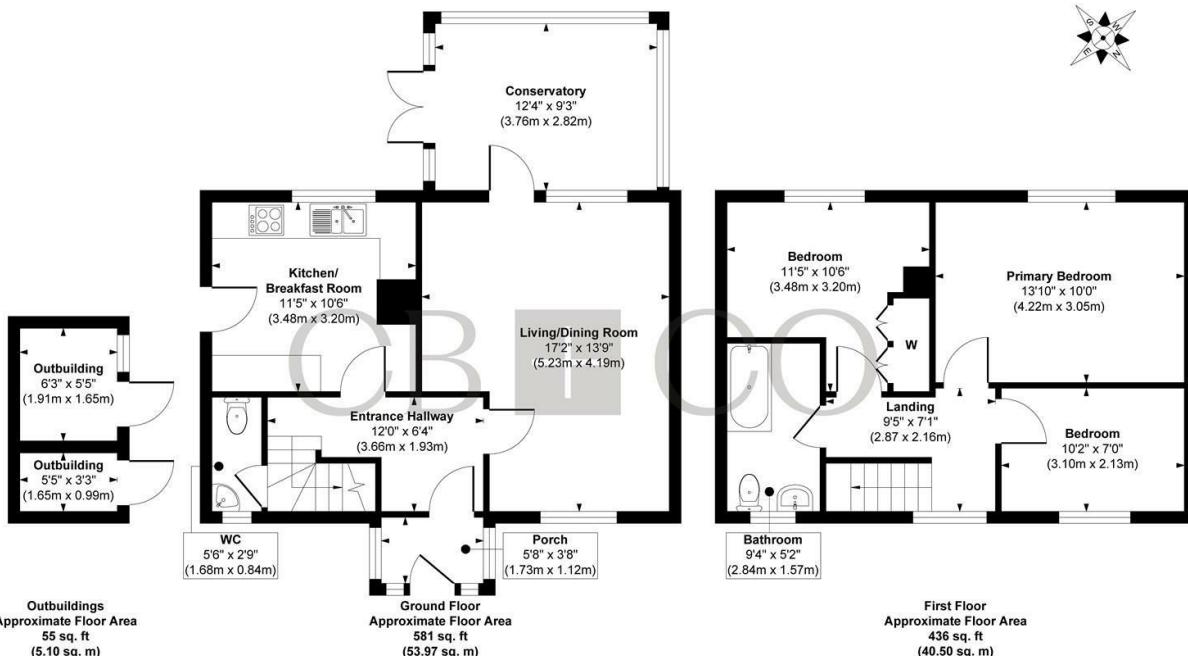
Energy Performance Certificate (EPC)

Rating

Council Tax Band

A

Falmouth Road, Alvaston, Derby



CURRAN BIRDS CO

The logo consists of the company name 'CURRAN BIRDS CO' in a large, white, serif font. To the left of the word 'CURRAN' is a white square containing a black plus sign (+).

Let's Talk

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