

CURRAN
BIRDS
CO



Roman Road
Chester Green, Derby
£215,000



CURRAN BIRDS + CO

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



MODERN IMPROVED TOWNHOUSE CLOSE TO PARKLAND - A beautifully presented and improved three-storey mid townhouse occupying this pleasant cul-de-sac location within Chester Green, close to Little Chester Green Park and Darley Fields and within walking distance of Derby City centre.

This spacious and well presented home was built in 2003 by Wheeldon Homes. The property has recently been improved by the installation of replacement uPVC double glazed windows, doors and a combination boiler gas central heating system. The property features: entrance hallway downstairs wc and utility room. The first floor landing leads to a spacious living room and contemporary dining kitchen with integrated appliances. The second floor landing leads to the spacious primary bedroom with fitted wardrobes and en-suite shower room, two further bedrooms with bedroom two also having Jack and Jill access to the contemporary bathroom.

Outside the property has a small fore garden, single width driveway leading to a car port and single integral garage. There is a superb low maintenance rear garden with patio, artificial lawn and timber decked seating area.





The Detail

A stylish composite panelled double-glazed entrance door opens into a spacious and welcoming hallway with wood-effect flooring and large cloaks cupboard. There is a staircase leading to the first floor with an understairs storage cupboard and doors open to the downstairs wc and utility room. The utility room is fitted with a base units and roll-edge work surface, sink drainer and there is appliance spaces with plumbing for a washing machine and a Vaillant combination boiler. There is rear uPVC double glazed door giving access to the rear garden.

On the first floor, the landing leads to a modern dining kitchen and a spacious living room. The contemporary kitchen offers a range of white fronted wall, base, and drawer units with handleless design, roll-edge work surfaces, a sink drainer, integrated electric oven, four-ring gas hob with extractor canopy, built-in fridge freezer, and dishwasher. wood-effect flooring, recessed lighting and two double-glazed windows overlooking the rear elevation complete the space.

The bright and spacious living room features a gas coal-effect fire (not currently connected) with marble hearth, backplate and feature surround, TV point wood-effect flooring and double-glazed windows to the front elevation.



The second-floor landing gives access to three bedrooms and the main bathroom. The primary bedroom includes a built-in triple wardrobe and double-glazed windows to the front, along with an en-suite shower room fitted with a pedestal wash hand basin, low-level wc and corner shower.

The second bedroom has a rear-facing double-glazed window and a door to the bathroom. The third bedroom includes a rear-facing double-glazed window. The contemporary bathroom features a concealed-cistern wc, wash hand basin with vanity unit, bath with shower over and stylish porcelain tiled splashbacks.

Outside, the property offers a low-maintenance frontage, tarmac driveway with covered carport, and a single integral brick garage with power, lighting, up-and-over door, and access to the rear garden. The rear garden has been thoughtfully landscaped, featuring a paved patio area, artificial grass, and a raised timber-decked seating area — all enclosed by timber fencing.





CURRAN BIRDS + CO

The Location

The property is located in the highly sought after Chester Green, which is a noted conservation area of Derby located a short walk from the City centre, which offers easy access to a full range of amenities including restaurants and bars within Friar Gate and the Cathedral Quarter, together with the Derbion shopping centre.

Darley Fields recreational ground is situated just a few minutes walk away, Darley Park and the delightful River Derwent all combine to offer pleasant walks and an array of outdoor activities, again within walking distance of this property.

This property's location offers great access to Derby Railway Station and the nearby A38, A52 linking to the M1 Motorway and the main motorway network.

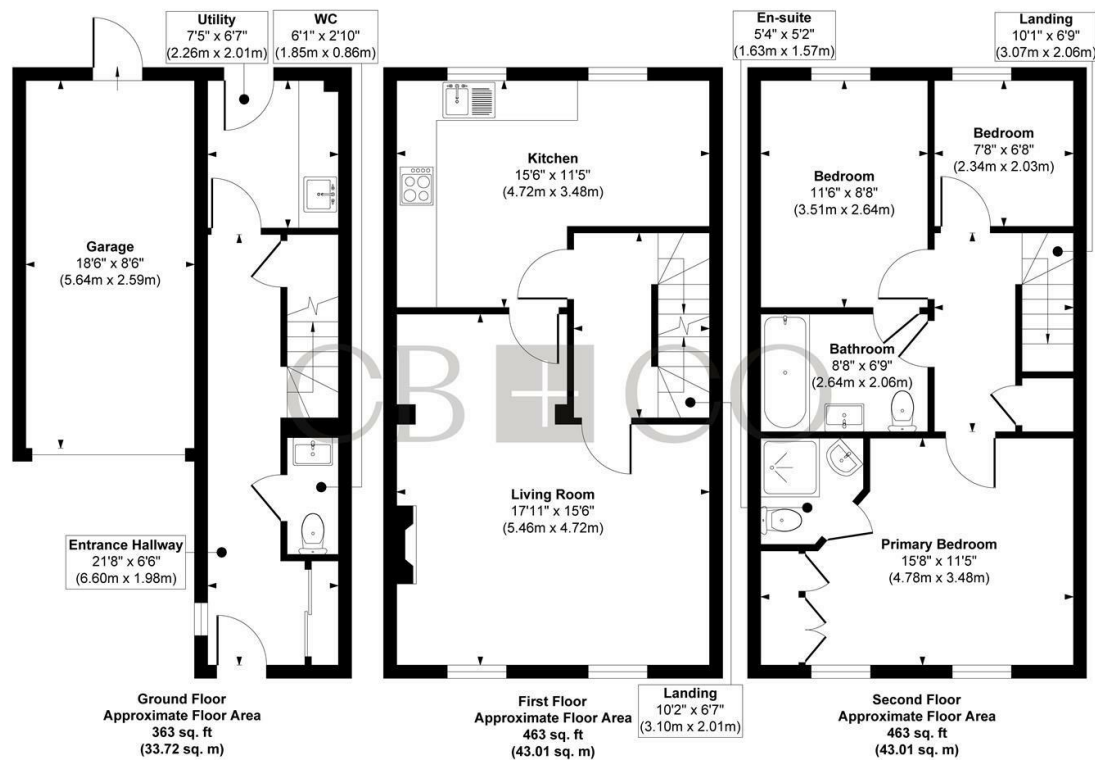
The location is also convenient for Pride Park and employment opportunities at University of Derby, The Royal Derby Hospital, Rolls-Royce and Alstom Trains.







Roman Road, Chester Green, Derby



Approx. Gross Internal Floor Area 1289 sq. ft / 119.74 sq. m (Including Garage)

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

Produced by Elements Property

The Particulars

- Beautifully Presented & Recently Upgraded Three-Storey Mid Townhouse
- Popular Location - Close to Darley Park & Little Chester Park
- Replacement uPVC Double Glazed Windows & Doors & Combination Boiler
- Entrance Hallway, Cloaks, WC & Utility Room
- First Floor - Spacious Living Room & Dining Kitchen
- Second Floor - Three Bedrooms & Two En-Suites
- Driveway, Car Port & Single Integral Garage
- Superb Low Maintenance Landscaped Garden with Artificial Grass & Decking
- Close to Derby City centre & Darley Abbey Village

Size

Approx 1289.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

C

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
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 2024 All rights Reserved