

CURRAN  
BIRDS  
CO



Anthony Drive  
Alvaston, Derby  
£299,950

CURRAN BIRDS + CO



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



**SUPERB EXTENDED BUNGALOW WITH LARGE 36ft x 21ft GARAGE/WORKSHOP** - A particularly spacious and comprehensively upgraded three-bedroom detached dormer bungalow, featuring a generous front driveway, car port and an additional rear driveway providing access to a substantial brick-built detached garage/workshop.

The property has been extensively improved to a high specification and benefits from underfloor heating throughout. The accommodation briefly comprises an entrance hallway, a living room with bi-fold doors opening onto the rear garden, and a well-appointed dining kitchen with range cooker, complemented by a separate utility room. To the ground floor are two well-proportioned double bedrooms, both with bay windows, together with a contemporary family bathroom. To the first floor, the landing leads to a spacious principal bedroom with a generous dressing room/store and a modern shower room.

Externally, the property offers a full-width resin-stone driveway with car port, extending through to a further driveway and providing access to the large detached garage/workshop. The enclosed rear garden is attractively landscaped and includes two paved seating areas, a shaped lawn and well-stocked planted borders.





#### The Detail

The property is entered via a composite front door into a welcoming hallway, finished with patterned ceramic tiles and underfloor heating, immediately setting the tone for the quality found throughout. Contemporary engineered oak doors open into the principal ground floor rooms, including a stylish living room featuring a statement fireplace and aluminium bi-folding doors that open onto the rear patio, creating an excellent space for both relaxation and entertaining.

The beautifully appointed dining kitchen is fitted with grey panelled units, oak-effect roll-edge work surfaces, a dual-fuel range cooker and an integrated dishwasher. Ceramic tiled flooring with underfloor heating, ample natural light and direct access to the garden further enhance its practicality. A separate utility room provides additional storage and dedicated laundry space.

Two well-proportioned ground floor bedrooms are served by a contemporary bathroom, fitted with an L-shaped bath, rain shower and vanity storage.

To the first floor, the landing leads to the impressive principal bedroom suite and a modern shower room. The generously proportioned principal bedroom benefits from French doors opening to a Juliet balcony, air conditioning and access to a dedicated dressing room/storage room. A stylish contemporary shower room completes the accommodation on this level.

Externally, a full-width resin stone driveway provides ample off-road parking and features an electric remote-controlled access door to the side, leading to a covered car port and a continuation of the driveway. This offers additional parking for approximately three further vehicles within the rear garden and leads to a large detached brick-built garage/workshop.

The particularly impressive detached garage/workshop measures approximately 36ft x 21ft (781 sq ft) and offers substantial secure parking and storage. It is equipped with an electric remote-controlled double garage door, power and lighting, and further benefits from a wc.







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## The Location

Anthony Drive 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 Extended Three Double Bedroom Dorma Bungalow
- Comprehensively Upgraded to a Quality Finish
- Most Spacious 36ft x 12ft Detached Garage with Workshop Area
- Underfloor Heating, Gas Central Heating & Double Glazing
- Entrance Hallway, Living Room with Bi-Folding Doors, Dining Kitchen & Utility
- Ground Floor - Two Double Bedrooms & Contemporary Bathroom
- First Floor - Most Spacious Primary Bedroom, Shower Room & Dressing Room/Store
- Full Width Resin-Stone Driveway, Car Port & Driveway in Rear Garden
- Easy Access to Rolls-Royce Main Site & Raynesway
- Close to Excellent Local Shops & Amenities - Offered with No Chain

### Size

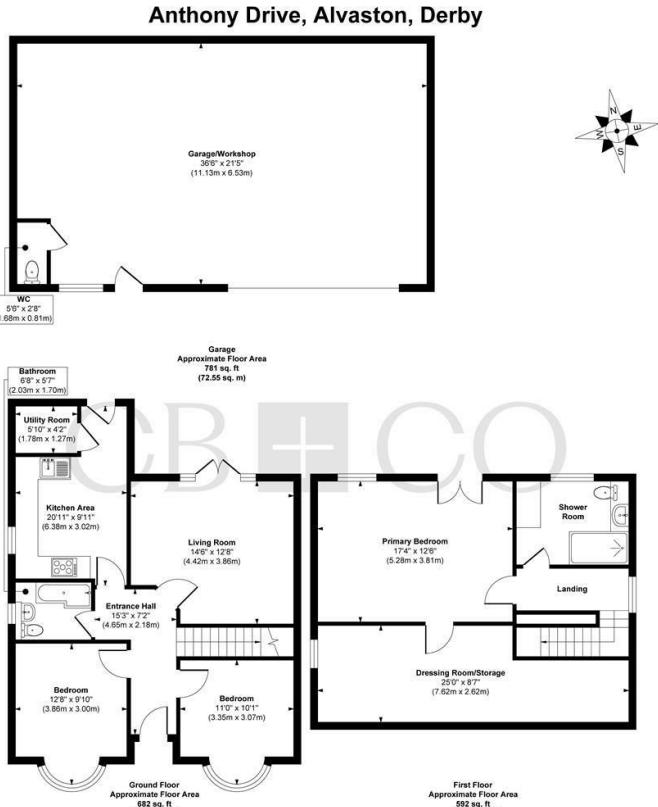
Approx 1274.00 sq ft

### Energy Performance Certificate (EPC)

Rating

Council Tax Band

C



# 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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