

CURRAN BIRDS CO



Scarsdale Avenue
Allestree, Derby
£565,000



CURRAN BIRDS + CO

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



SUPERB EXTENDED DETACHED FAMILY HOME - A spacious and extended four/five-bedroom detached home, situated within this highly desirable cul-de-sac just off Allestree Lane. This beautifully extended bungalow offers versatile accommodation of over 2,200 square feet across two floors, finished throughout to a stylish, contemporary standard.

The impressive accommodation features a combination of gas central heating and underfloor heating, along with uPVC double glazing. In brief, it comprises a generous entrance hallway, downstairs wc, sitting room/bedroom five, a stunning 35ft wide living-dining kitchen with access to the rear garden, a separate utility room, and a ground-floor principal bedroom suite with dressing room and en-suite bathroom. Upstairs, the first-floor landing provides access to three further spacious double bedrooms and a superb contemporary shower room.

Externally, the property continues to impress with a highly private rear garden featuring a patio, lawn, established planting, and a timber-framed summerhouse/gym. To the front, a wide gravel driveway offers ample off-road parking and leads to an integral garage with a remote-controlled electric door.





The Detail

The property is accessed via a composite front door with inset double-glazed panels, opening into a welcoming hallway featuring wood-effect flooring, LED spotlights, and a staircase with an attractive oak balustrade. The hallway provides access to all principal rooms.

A cloakroom is fitted with a low-level wc and a wash hand basin set within a vanity unit, complemented by period-style tiling and a chrome heated towel rail. To the front of the property is a versatile room, ideal as a sitting room or additional bedroom, featuring a uPVC double-glazed bay window and LED spotlights.

To the rear, the superb open-plan living, dining and kitchen area provides access to the beautifully maintained rear garden via two sets of patio doors. This impressive space is ideal for modern living, with tiled flooring incorporating underfloor heating and contemporary LED lighting throughout. The kitchen is fitted with high-gloss units, granite work surfaces, and a recessed stainless steel sink, along with a central island and breakfast bar. A Rangemaster cooker is set beneath an extractor hood, with integrated appliances including a dishwasher. The dining area comfortably accommodates a large table, while the lounge area features a media wall recess with a contemporary electric fire.

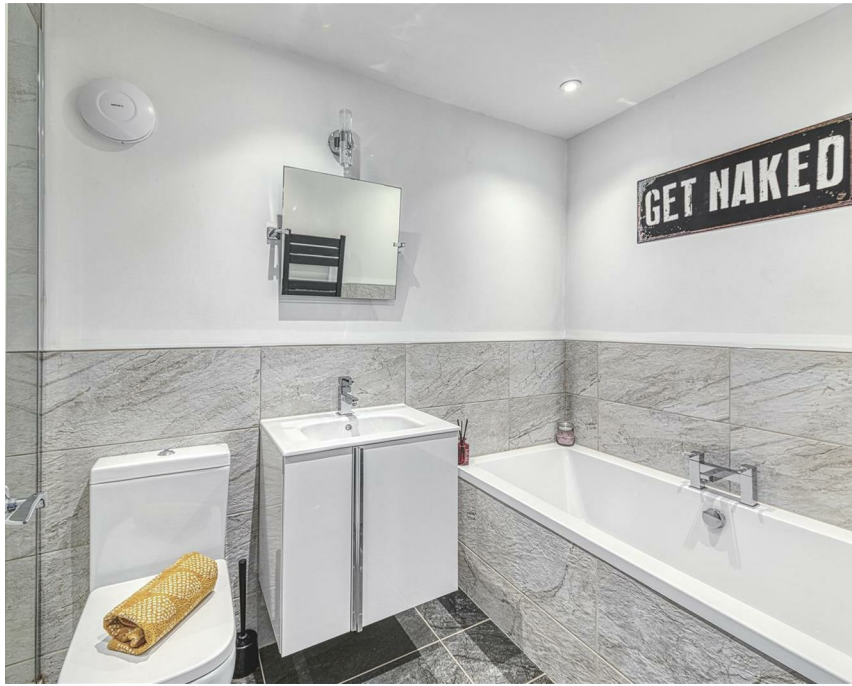
A separate utility room offers additional storage, a work surface, a Belfast-style sink, and space for laundry appliances, along with internal access to the integral garage.

The spacious primary bedroom suite comprises a spacious double bedroom, a dressing room with wardrobes, and a stylish en suite featuring a rainfall shower, bath, vanity basin and wc.

Upstairs, the landing provides a useful study or reading area and leads to three further well-proportioned bedrooms. Each room benefits from Velux-style or uPVC double-glazed windows, LED spotlights and eaves storage, with two offering particularly generous proportions. The contemporary shower room includes a large walk-in shower, low-level wc and wash hand basin set within a vanity unit, complemented by feature tiling, an LED backlit mirror and a Velux window.

Externally, the front of the property offers generous off-road parking leading to an integral garage with an electric roller door, power and lighting. The rear garden is a standout feature, offering a high degree of privacy and attractive planting. Sliding doors open onto a full-width paved patio, which leads to a well-maintained lawn with pathways and borders.

A timber summer house/gym, complete with power, lighting, windows and French doors, provides an ideal home office, gym or relaxing retreat, alongside a discreet shed and additional storage.





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The Location

Allestree is one of Derby's most sought-after residential suburbs, located approximately three miles north of the city centre. The area is well regarded for its blend of green surroundings, excellent amenities, and convenient access to major transport routes. The popular Park Farm Shopping Centre offers a wide range of everyday conveniences including supermarkets, cafés, independent shops, and services, while the nearby A38 and A50 provide fast connections to the M1 motorway and surrounding areas.

The location is ideal for professionals and families alike, being within easy reach of the University of Derby, Rolls-Royce, Royal Derby Hospital, and Toyota.

For leisure and recreation, Allestree offers an abundance of green space and sports facilities. The stunning Allestree Park and Nature Reserve is right on the doorstep, featuring woodland walks, open parkland, and an 18-hole golf course at Kedleston Golf Club just a few minutes' drive away. Residents can also enjoy Woodlands Tennis Club, Markeaton Park with its additional courts and play areas, and modern gym facilities at both Park Farm Centre and the University of Derby.

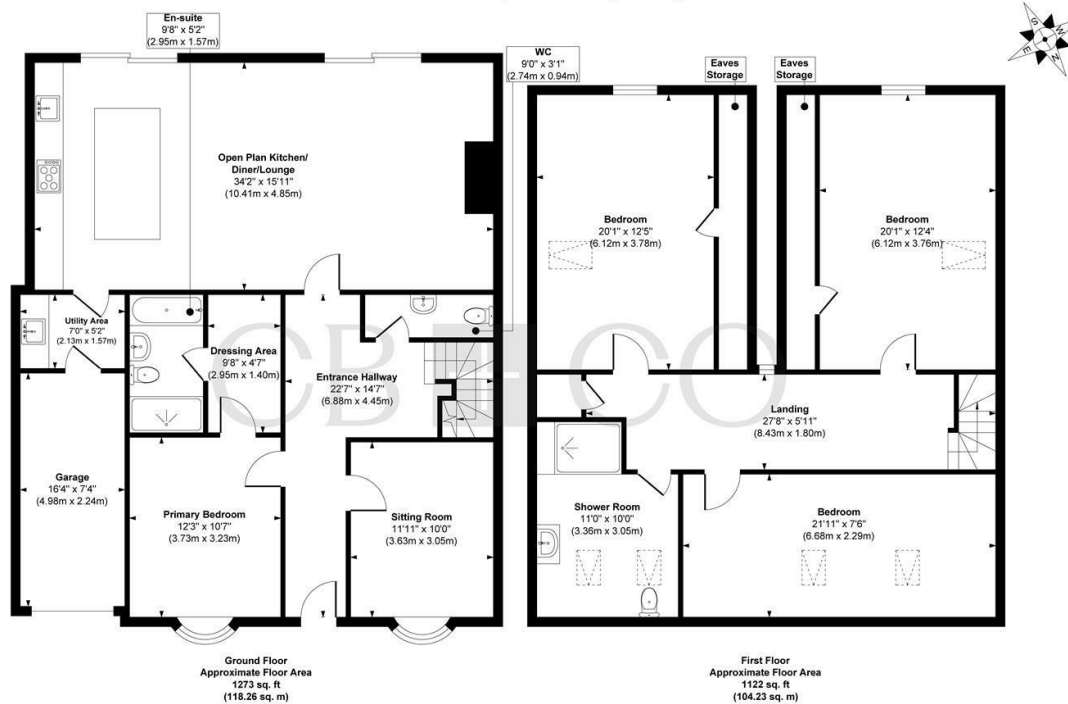
Families are particularly drawn to Allestree for its highly regarded schools, including Woodlands Secondary School and several well regarded local Primary Schools.







Scarsdale Avenue, Allestree, Derby



Approx. Gross Internal Floor Area 2395 sq. ft / 222.49 sq. m (Including Garage)

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

Produced by Elements Property

The Particulars

- Most Spacious Extended Detached Family Home
- Beautifully Presented Contemporary Styled Accommodation
- Spacious & Versatile Layout with over 2200 Square Feet of Accommodation
- Entrance Hallway, Downstairs WC, Utility Room & Sitting Room/Bedroom
- Stunning 35ft Open Plan Living Dining Kitchen with Dining Island
- Spacious Primary Bedroom Suite with Dressing Room & En-Suite Bathroom
- First Floor - Three Generous Double Bedrooms & Contemporary Shower Room
- Delightful South Facing Rear Garden with Summerhouse/Gym and Hot Tub
- Full Width Driveway & Single Integral Garage with Electric Remote Door
- Close to Excellent Local Shops & Amenities - Woodlands School Catchment Area

Size

Approx 2395.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

C

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Let's *Talk*

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