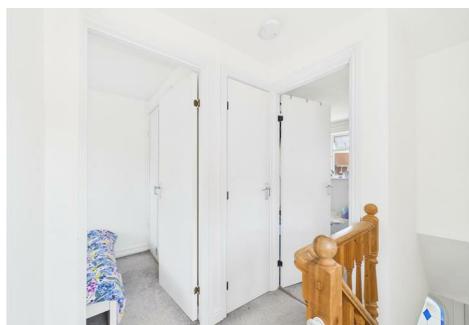




10 Curborough Drive, Derby, DE24 0SR

£895 Per Month

Modern two bedroom semi-detached property situated in an ever popular cul de sac location. In brief the property comprises, entrance porch, lounge, kitchen/diner, conservatory, two bedrooms and bathroom. The property offers ample off road parking and a good sized garden to the rear.

The Property & The Village

Modern two bedroom semi-detached property situated in an ever popular cul de sac location. In brief the gas centrally heated property comprises, entrance porch, lounge, kitchen/diner, conservatory, two bedrooms and bathroom. The property benefits from Upvc double glazing throughout and ample off road parking. Good sized garden to the rear.

Situated Southeast of Derby City Centre, Alvaston village has existed since the 11th century. Comprised mainly of residential properties it also includes a small shopping centre with a range of chain and independent shops, doctors' surgery, and is close to Alvaston Riverside Park.

Entrance Porch

Lounge 12'3 x 12'1 (3.73m x 3.68m)

With PVC double glaze window to front elevation. Central heating Radiator. Feature fire place housing gas fire. Stairs rising.

Kitchen/Diner 12'3 x 7'11 (3.73m x 2.41m)

With a range of units at eye and base level. Work surface with inset one and a half bowl stainless steel sink unit and drainer, Inset four ring gas hob with extractor fan and hood over, Electric oven built under. Integrated fridge freezer, plumbing for washing machine. Cupboards housing the gas central heating boiler. Central heating radiator. PVC framed double glazed window to the rear elevation. and matching French doors providing access to the conservatory.

Conservatory 9'4 x 8'11 (2.84m x 2.72m)

Set upon a brick plinth with PVC framed double-glazed units. Wall mounted electric heater, double glazed French doors leading to the rear garden.

Bedroom One 10'8 x 9'6 (3.25m x 2.90m)

PVC framed double glazed windows to the front elevation, central heating radiator, fitted wardrobes, useful storage cupboard

Bedroom Two 8'9 x 6'0 (2.67m x 1.83m)

PVC framed double glazed window to the rear elevation, central heating radiator, fitted wardrobes.

Bathroom 6'3 x 5'7 (1.91m x 1.70m)

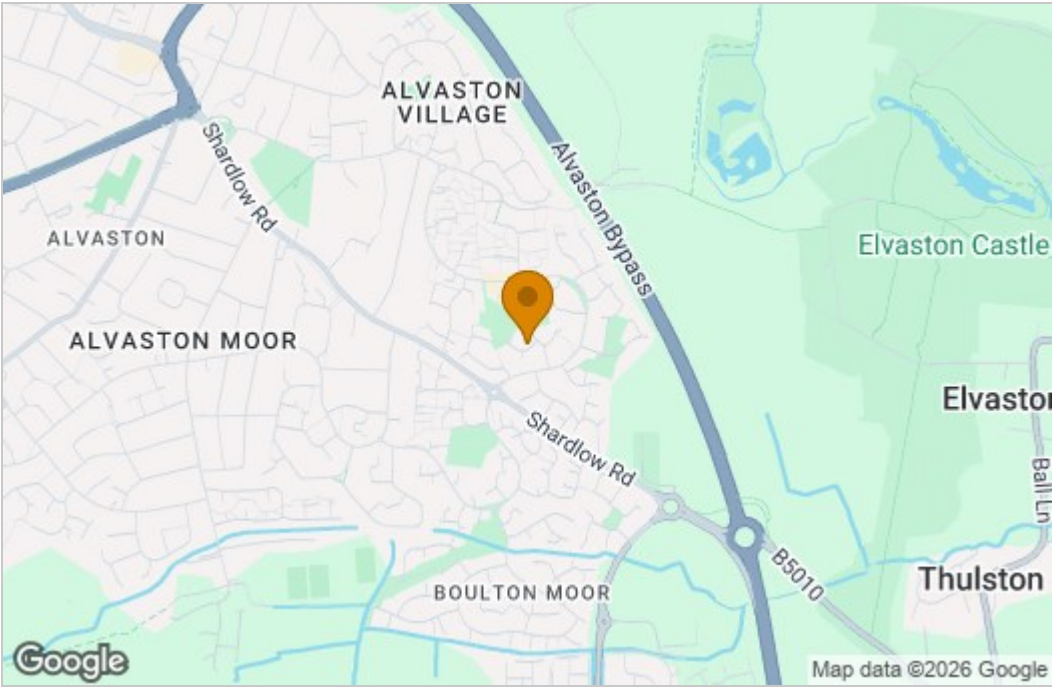
Comprising of a three piece suite in white of paneled bath with electric Gainsborough shower over, pedestal wash hand basin, W.C., PVC framed double glazed window to the rear elevation, heated towel rail.

Garden and Outdoors 20'0 x 7'7 (6.10m x 2.31m)

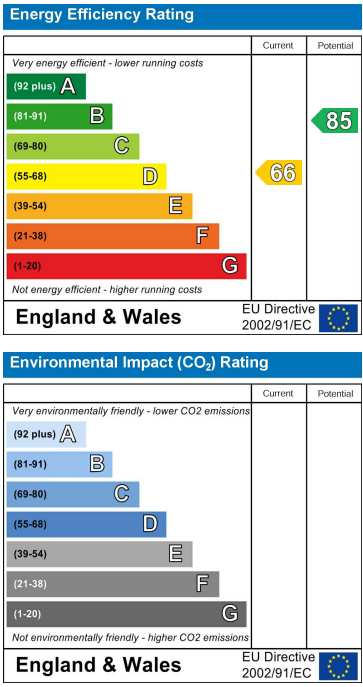
The property is fronted with a gravelled garden and providing ample off road parking and car port to the side. To the rear is a good sized garden laid mainly to lawn with small trees and panelled fence borders.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.