

Fletcher & Company

15 Gisborne Crescent, Allestree, Derby, Derbyshire,
DE22 2FJ

Price £475,000

Freehold



- Greatly Improved by Current Vendor
- Large Family Home
- Superbly Presented Throughout
- Entrance Hall, Fitted Guest Cloakroom & Utility
- Large Dual Aspect Lounge
- Stunning Open Plan Living Kitchen
- Four First Floor Double Bedrooms & Superb Bathroom
- Large Attic Conversion/Fifth Double Bedroom with Feature Balcony
- Impressive Views
- Gardens to Front & Rear & Gated Driveway





Summary

A superbly presented, genuine five double bedroom, semi-detached residence in a highly sought after location in Allestree.

This is a superbly presented and greatly improved, large, five double bedroom, semi-detached residence on a sought-after road in Allestree. The property is set back behind a mature screening of hedging offering a high degree of privacy for the large fore-garden which features artificial lawn for ease of maintenance. The driveway sits to the side and is accessed via twin gates and provides ample car standing. There is an enclosed, private, rear garden with patio area. Internally the property is double glazed and gas central heated with entrance hall, herringbone patterned flooring throughout most of the ground floor, large dual aspect lounge, stunning open plan kitchen with lounge/dining area and high specification kitchen with stylish worktops, units and integrated appliances. There is a most useful utility off the kitchen as well as a fitted guest cloakroom. The first floor landing leads to four genuine double bedrooms and a large well-appointed bathroom with four piece suite including large walk-in shower and freestanding bath. Having an attic conversion forming another large fifth double bedroom/study and also has a feature about balcony off offering impressive views over neighbouring open gardens into the distance.

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The Location

The property's location just off Duffield Road offers easy access into Derby City centre. A regular bus service runs along Duffield Road servicing Derby and Belper. The property is highly convenient for excellent transport links and shops including a selection of shops on Duffield Road as well as Blenheim Parade and Park Farm shopping centre. The property provides easy access to beautiful Darley Park and Markeaton Park. There is excellent schooling in the area including a selection of well-regarded primary schools as well as Woodlands secondary school.

Accommodation

Ground Floor

Entrance Hall

6'9" x 5'4" (2.07 x 1.63)

A stylish entrance door provides access to hallway with period style central heating radiator, herringbone pattern vinyl flooring, staircase to first floor and panelled and glazed door to lounge.

Spacious Lounge

18'11" x 11'10" (5.78 x 3.62)

A dual aspect room with double glazed window to rear and French doors to front, feature fireplace with decorative surround, hearth and brick interior with cast iron log burner, period style central heating radiator, decorative coving and two ceiling roses.



Fabulous Refitted Living Kitchen
26'4" x 12'3" (8.04 x 3.75)



Spacious Lounge/Dining Area

Having a period style central heating radiator, marble worktop/TV plinth with fitted cupboards and drawers beneath and cupboards above, recessed ceiling spotlighting, underfloor heating and double glazed window to front.



Kitchen Area

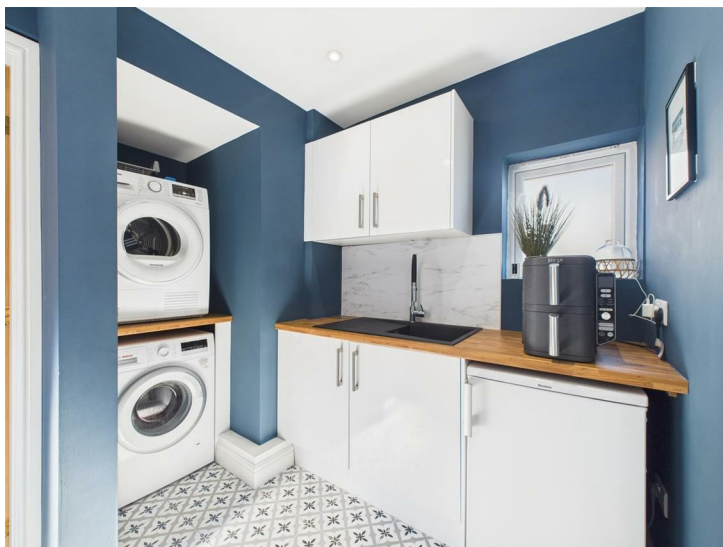
A high specification fitted kitchen with marble preparation surfaces with matching upstands, breakfast bar, inset one and a half sink unit with mixer tap and instant boiling water, stylish base cupboards and drawers, complementary wall mounted cupboards, Neff appliances including induction hob, extractor hood, double oven, space for an American style fridge freezer and built-in dishwasher, storage cupboard, recessed ceiling spotlighting, underfloor heating and double glazed window to rear.



Useful Utility Room

8'3" x 6'3" (2.54 x 1.93)

Having feature tile flooring, woodblock effect worktop with inset sink and cupboards beneath and above, appliance space suitable for washing machine, tumble dryer and fridge/freezer, stylish radiator, panelled and glazed door to garden, boiler cupboard housing the Viessmann boiler and door to fitted guest cloakroom.



Fitted Guest Cloakroom

6'1" x 2'6" (1.87 x 0.77)

Comprising low flush WC, vanity unit with wash handbasin and cupboard beneath and central heating radiator.

First Floor Landing

9'11" x 9'6" (3.03 x 2.91)

With staircase to second floor and over stairs storage cupboard.

Double Bedroom One

12'0" x 11'6" (3.66 x 3.51)

Having a central heating radiator, useful storage walk-in cupboard and double glazed window to front.



Double Bedroom Two

11'6" x 8'11" (3.53 x 2.74)

With central heating radiator, fitted shelving and double glazed window to rear.



Double Bedroom Three

14'2" x 9'4" (4.34 x 2.86)

Having a central heating radiator, decorative coving and double glazed window to side.



Double Bedroom Four

12'0" x 11'0" (3.66 x 3.36)

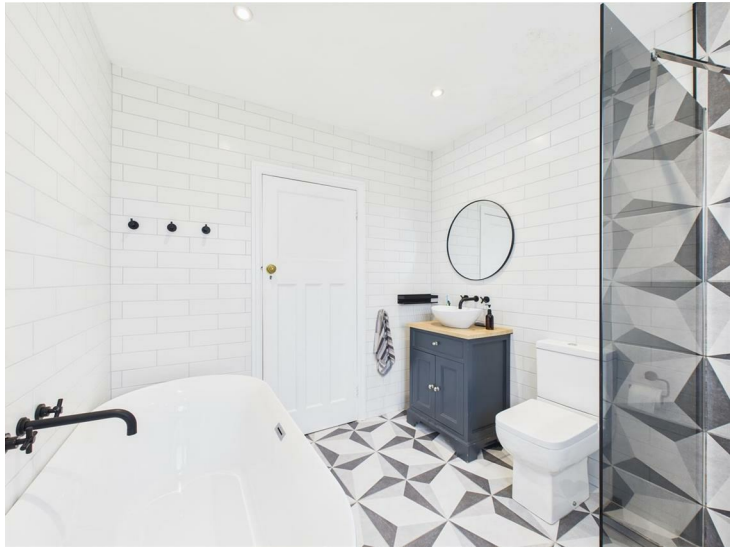
With central heating radiator, picture rail and double glazed window to front.



Superbly Appointed Bathroom

8'7" x 7'11" (2.63 x 2.42)

Fitted with stylish tiling and a four piece suite comprising low flush WC, vanity unit with wash handbasin and cupboard and drawer beneath, free standing bath, large walk-in shower cubicle, ladder style radiator, recessed ceiling spotlighting and double glazed window to rear.

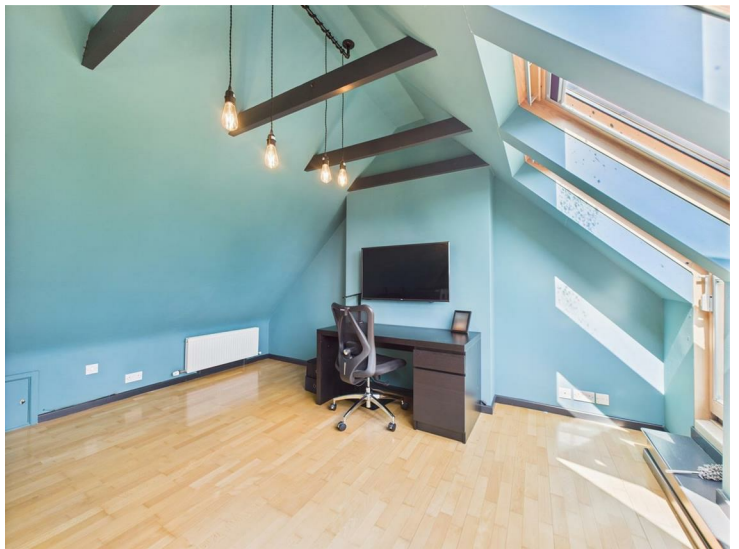
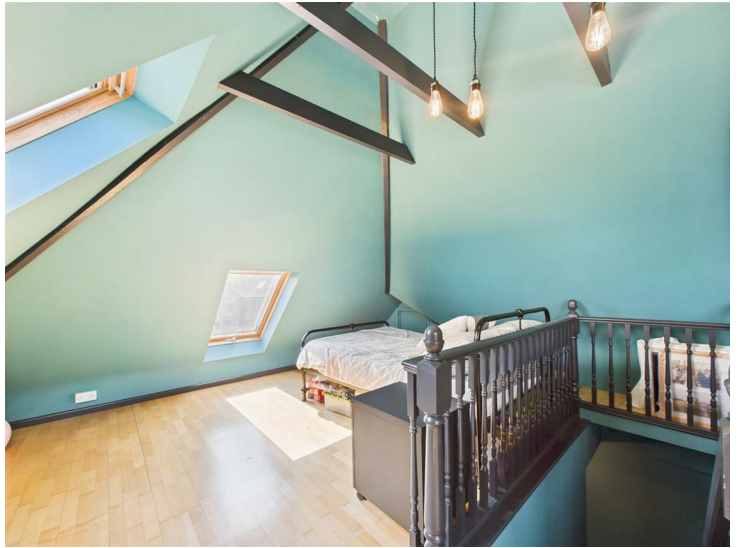


Second Floor Landing

Double Bedroom Five

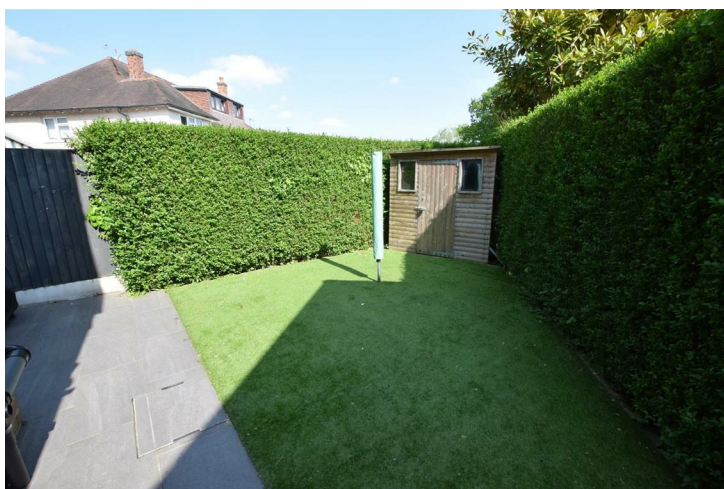
25'7" x 17'5" (7.81 x 5.31)

A fabulous, spacious room with sealed unit double glazed Velux window to side and four to rear which open up on to feature balcony with wrought iron balustrade and fabulous views over neighbouring gardens and fields beyond, two central heating radiators and TV aerial point.

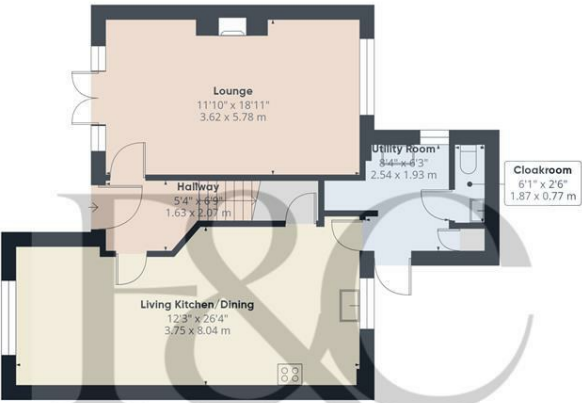


Outside

The property occupies a fabulous location on highly sought after Gisborne Crescent. The property is set back behind well-kept mature hedging which gives the fore-garden (which is the larger of the two gardens) a high degree of privacy. The property is accessed via twin gates culminating in a large car standing, area ideal for multiple vehicles, with an electric vehicle charging point. To the front of the property is a large, artificial lawn with raised brick borders containing plants and shrubs and a covered seating area. To the rear of the property is an enclosed, private garden with patio area, lawn and timber shed.



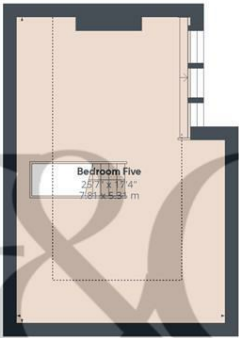
Council Tax Band D



Floor 0



Floor 1



Floor 2

Approximate total area¹⁾
1802 ft²
167.5 m²

Reduced headroom
183 ft²
17 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

15 Gisborne Crescent
Allestree
Derby
Derbyshire
DE22 2FJ

Council Tax Band: D
Tenure: Freehold

