



Laburnum Crescent
Allestree Derby



Property Description

This is a well presented three bedroom, detached residence in the sought after location of Allestree. Having double glazing and gas central heating with entrance hall, fitted guest cloakroom, lounge/dining room and kitchen. The first floor landing leads to three bedrooms and a well-appointed bathroom. The property benefits from a driveway and a garage to the side. To the rear of the property is a private garden.

The property's location is a short distance to a nearby parade of shops on Blenheim Parade. Park Farm shopping centre is also within easy reach and offers an excellent range of amenities and a regular bus service runs through Allestree into Derby City centre. The property is very convenient for nearby Portway primary school and Woodlands secondary school. Allestree Park is also within easy reach and provides some delightful walks. This combined with Markeaton Park provides very pleasant outdoor spaces within a very easy reach.

Kitchen

7' 5" x 12' 2" (2.26m x 3.71m)

Conservatory

7' 3" x 7' 6" (2.21m x 2.29m)

Landing

Bedroom One

12' 1" x 10' 3" (3.68m x 3.12m)

Bedroom Two

9' 5" x 10' 6" (2.87m x 3.20m)

Bedroom Three

8' 4" x 6' 8" (2.54m x 2.03m)

Outside

Porch

Downstairs W.C

Hallway

Living Room

10' 6" x 10' 9" (3.20m x 3.28m)

Dining Room

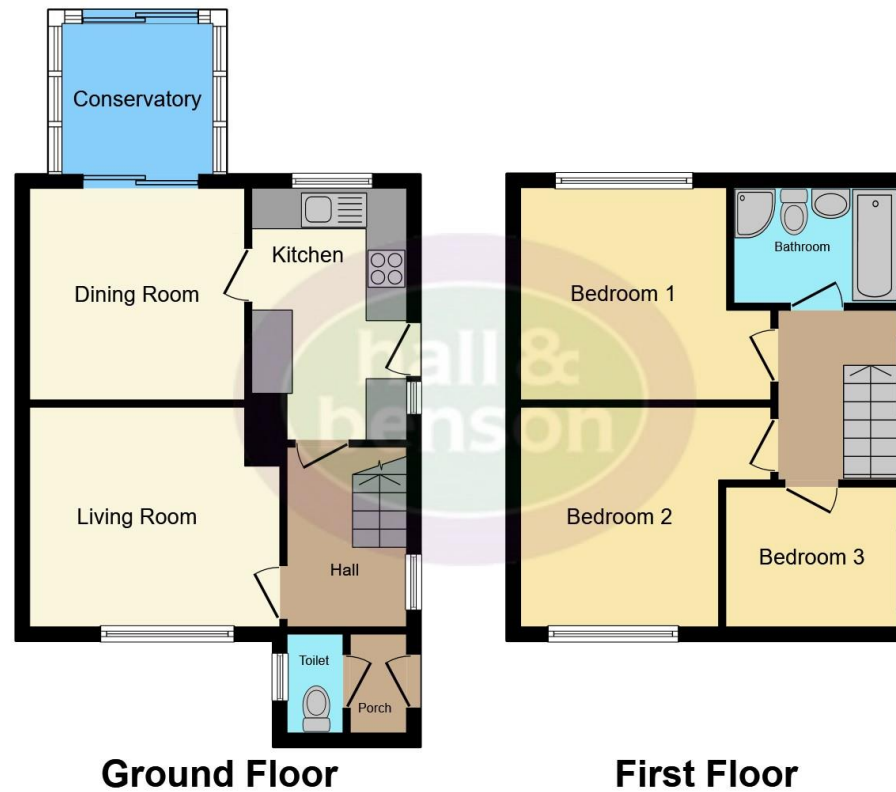
10' 4" x 10' 2" (3.15m x 3.10m)











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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E7 Park Farm Centre Park Farm Drive
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EPC Rating: D Council Tax
 Band: C

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Tenure: Freehold



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