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Chatsworth Crescent
Allestree, Derby
Offers in excess of: £385,000



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



SPACIOUS EXTENDED HOME WITH OPEN PLAN DINING KITCHEN - A traditional 1930's style, four bedroom semi-detached property of style and character with primary bedroom with en-suite shower room. The property occupies this sought after and well established residential area off Duffield Road. Located between Darley Park and Allestree Park.

This property has been sympathetically extended with a double storey extension and provides around 1100 square feet of floor area. This spacious and beautifully appointed family home and includes a delightful living room with bay window and log burner and a superb open plan dining kitchen with bi-folding doors and dining island.

Outside, the property has a full width driveway leading to an integral garage and there is a generous westerley facing garden to the rear with raised level composite decked seating area, generous lawn and quality timber shed.





The Detail

A most attractive, extended 1930's style semi-detached home, set within this highly sought after mature location on Chatsworth Crescent, ideally located close to excellent local amenities in Allestree and close to Darley Park.

This property seamlessly combines period features with contemporary living. On entering the home, you're welcomed into hallway, which provides access to a well appointed ground floor wc and staircase to the first floor landing. The hallway also provides access to the inviting sitting room. This room retains much of its original charm, with a beautiful bay window and a feature fireplace featuring a cast iron cold effect gas burner, creating a cosy, homely atmosphere.

The heart of the home is the open-plan kitchen and dining area, designed for modern living and entertaining. The kitchen is fitted with cream shaker-style units and wood block-effect work surfaces, complemented by high-end integrated appliances, including an AEG electric double oven, a gas hob, and a full suite of built-in appliances. bi-folding doors open directly to the mature rear garden, offering an effortless transition between indoor and outdoor spaces, ideal for entertaining or family life and there is also a good sized utility room which provides internal access into the garage.

Upstairs, the property offers four generously proportioned bedrooms and a family bathroom. The spacious primary bedroom has the benefit from an en-suite shower room with white three piece suite. The family bathroom offers a contemporary three-piece suite, with porcelain tiled floor and wall tiles adding a sleek finish.

Outside, there is a full width driveway providing off road parking for three to four vehicles and this leads to the integral single garage with electric roll up door. The generous west facing rear garden offers a raised level composite decked seating area, generous lawn, planting borders and a quality timber framed shed with double opening doors.





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The Location

Situated within the desirable suburb of Allestree, this home is in the catchment area for the highly regarded Woodlands School, making it ideal for families. The property is well-connected, with Allestree Park just a short distance away, offering vast green spaces for leisurely walks or family picnics.

Darley Park, located nearby, is another popular destination with scenic views along the River Derwent, as well as restaurants and wine bars for a relaxing dining experience.

For those who enjoy outdoor activities, the nearby Markeaton Park offers a wide range of facilities, including playgrounds, a boating lake, sports fields, and a café. The park also hosts a weekly Parkrun, adding to the area's appeal for fitness enthusiasts.

The location also offers convenient access to Derby University, making it perfect for students or academic professionals. Allestree is home to Woodlands Tennis Club, offering excellent facilities for tennis lovers, and the nearby Kedleston Golf Course is a treat for golf enthusiasts.

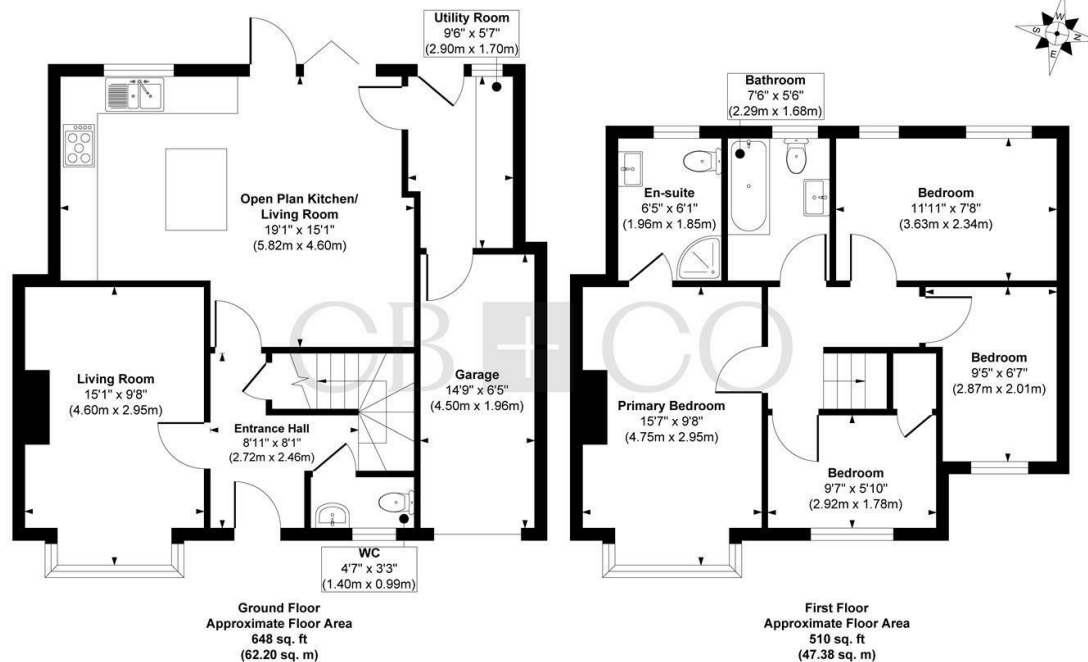
The area's excellent transport links ensure easy access to Derby city centre, as well as major routes for commuting, while local amenities such as shops, cafés, and public transport add to the convenience of daily life. With its ideal combination of green spaces, leisure facilities, and proximity to key locations, this property offers an enviable lifestyle in a sought-after location.







Chatsworth Crescent, Allestree



Approx. Gross Internal Floor Area 1158 sq. ft / 109.58 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Particulars

- Spacious Extended 1930's Style Semi-Detached Home
- Beautifully Presented & Great Layout
- Entrance Hallway, WC, Utility Room & Living Room with Bay Window
- Superb Open Plan Dining Kitchen with Bi-Folding Doors
- Four Bedrooms & Contemporary Bathroom
- Primary Bedroom with En-Suite Shower Room
- Full Width Driveway leading to Garage/Store
- Delightful South West Facing Rear Garden
- Woodlands School Catchment Area
- Close to the beautiful Darley Park, Darley Mills & Darley Abbey Village

Size

Approx 1158.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

D

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Let's *Talk*

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