



Laburnum Crescent, Allestree Derby DE22 2GQ

welcome to

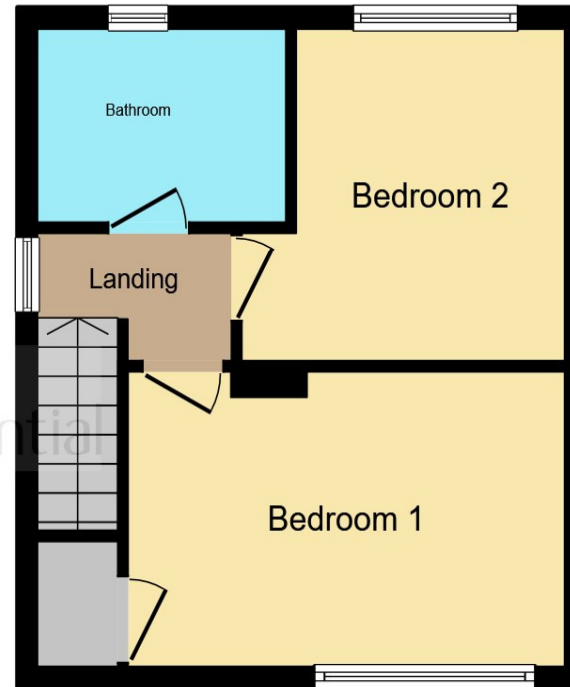
Laburnum Crescent, Allestree Derby

Nestled on a spacious corner plot in Allestree, Laburnum Crescent boasts stunning modern interiors and a warm, homely feel. Highlights include an open-plan lounge/dining room, stylish kitchen diner with log burner, two double bedrooms, a beautifully landscaped garden, and ample driveway parking.





Ground Floor



First Floor

About The Area

Living/ Dining Room

19' 4" MAX x 10' 9" MAX (5.89m MAX x 3.28m MAX)

Kitchen/ Dining Room

18' 5" MAX x 17' 1" MAX (5.61m MAX x 5.21m MAX)

Bedroom 1

14' 2" MAX x 8' 9" MAX (4.32m MAX x 2.67m MAX)

Bedroom 2

10' 5" MAX x 10' 1" MAX (3.17m MAX x 3.07m MAX)

Bathroom

7' 7" MAX x 5' 8" MAX (2.31m MAX x 1.73m MAX)

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

welcome to

Laburnum Crescent, Allestree Derby

- Beautifully modernized home with a warm, inviting atmosphere.
- Large driveway with parking for 2+ cars and access to garage.
- Dual-aspect lounge/dining room with French doors to the garden.
- Stylish kitchen diner with skylight, log burner, and dining/snug space.
- Two spacious double bedrooms and a contemporary family bathroom.

Tenure: Freehold EPC Rating: Awaiting offers in the region of

£275,000



Welcome to Laburnum Crescent, an exceptional property in the heart of Allestree, finished to an impeccable standard and exuding warmth and style. Situated on a generous corner plot, the home features a large driveway with parking for 2+ cars, a gravelled garden with mature shrubs, and access to a garage.

Step through the porch into the inviting hallway, where to the right you'll find the open-plan lounge/dining room with dual-aspect views and French doors opening to the rear garden. At the end of the hall lies the kitchen diner, a true centrepiece with a skylight, log burner, and views to both front and rear. The sleek, modern kitchen complements the space, offering ample room for a dining table and snug.

Upstairs, there are two spacious double bedrooms-one at the front and one at the rear-alongside a stylish three-piece family bathroom. The rear garden is a showstopper, complete with a pergola over the French doors, an expansive patio wrapping around the lawn, a raised decking area with a bar, and lush landscaping, offering endless opportunities for outdoor entertaining.

This unique property offers modern living with charm and character, all within close proximity to local amenities and schools.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY120155 - 0004

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