



2 Bed Bungalow - Detached

104 Laburnum Crescent
Allestree
Derby
DE22 2GS

£1,275 PCM

Fletcher
& Company

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- SUPERB DETACHED BUNGALOW IN SOUGHT AFTER LOCATION
- PRIVATE LANDSCAPE GARDENS WITH GARDENER INCLUDED
- WALKING DISTANCE TO ALLESTREE PARK AND BUS STOPS
- GAS CENTRAL HEATING AND UPVC WINDOWS/ DOORS
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN WITH BUILD IN APPLIANCES INC. WASHER/DRYER
- FITTED FOUR PIECE BATHROOM
- QUIET LOCATION
- LARGE BLOCK PAVED DRIVEWAY
- AVAILABLE MID APRIL 2025 AND ON A LONG TERM BASIS

STUNNING MODERN DAY LIVING BUNGALOW WITH GARDNER INCLUDED - A two double bedroom, detached bungalow with landscaped gardens located within walking distance of Allestree Park and convenient for Blenheim Parade and Park Farm shops.

The bungalow has undergone a major comprehensive scheme of modernisation and now offers a superb light and spacious modern day living bungalow with the benefit of gas central heating and double glazing.

The accommodation consists of a superb open plan living lounge/dining room and fitted kitchen with an excellent range of built in appliances, inner hallway with useful storage cupboard, two genuine double bedrooms and a fitted four piece bathroom in white with attractive tiling. The Master bedroom hugely benefits from a stylishly built room length mirrored wardrobe which offers significant storage space.

Immediately to the rear of the property, there is a landscaped fully enclosed rear garden, laid to lawn with large blue brick block paved patio and enclosed by fencing with concrete posts. The rear garden has a special feature of an attractive Christmas tree and is beautifully presented and makes a fantastic place to relax and unwind.

The property benefits from a triple width blue brick block paved driveway providing car standing spaces for three cars.

Council Tax B. EPC C. Available mid April 2025 and on a long term basis.





The Location

Allestree is a very popular residential suburb of Derby, approximately three miles from the City centre and provides an excellent range of local amenities, including the noted Park Farm shopping centre. There are excellent local schools at all levels, with the property falling within the catchment area for the noted Woodlands School Catchment, which is located just a few minutes walk away. There are regular bus services to Derby City Centre and Local recreational facilities include Woodlands Tennis Club, Allestree Park, with its golf course and fishing lake and Markeaton Park also having a boating and fishing lake, together with Kedleston Golf Course.

Ground Floor

Entrance through:

Open Plan Lounge/Dining Room/Kitchen

20'2" x 16'0" (6.15 x 4.89)

Lounge/Dining Room

13'5" x 12'2" (4.09 x 3.73)

Having fitted carpet, high ceilings, spotlights to ceiling, TV point, telephone point, central heating radiator, double glazed window with fitted blind and internal panelled door with chrome fittings.

Kitchen

11'2" x 7'4" (3.42 x 2.25)

Having single stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with attractive matching work tops, built in four ring induction hob with stainless steel extractor hood over, integrated washing machine, built in stainless steel microwave, built in stainless steel electric fan assisted oven, concealed Ideal Classic combination boiler, integrated fridge/freezer, high ceilings, spotlights to ceiling, double glazed window with fitted blind, double glazed side access door and Oak effect karndean flooring.

Inner Hallway

8'10" x 3'10" (2.71 x 1.18)

With matching Oak effect karndean flooring, high ceilings, central heating radiator and access to roof space.

Useful Built In Storage Cupboard

3'11" x 2'11" (1.20 x 0.90)

With matching Oak effect karndean flooring, rail and internal panelled door with chrome fittings.

Double Bedroom One

12'5" x 10'7" (3.79 x 3.25)

With matching Oak effect karndean flooring, room length mirrored wardrobe, TV point, high ceilings, central heating radiator, double glazed window with fitted blind and internal panelled door with chrome fittings.

Double Bedroom Two

12'5" x 9'0" (3.79 x 2.75)

With fitted carpet, high ceilings, TV point, central heating radiator, double glazed French doors opening onto block paved patio and internal panelled door with chrome fittings.

Four Piece Bathroom

7'7" x 7'3" (2.32 x 2.22)

Fitted with a white four piece suite comprising; bath with chrome fittings, fitted wash hand basin with chrome fittings, low level W/C, walk in shower enclosure with chrome fitting including shower, attractive tiled splashbacks with matching tiled flooring, high ceilings, spotlights to ceiling, extractor fan, fitted wall mounted mirrored medicine cabinet with glass shelf, heated chrome towel rail/radiator, double glazed obscure window with fitted blind and internal panelled door with chrome fittings.

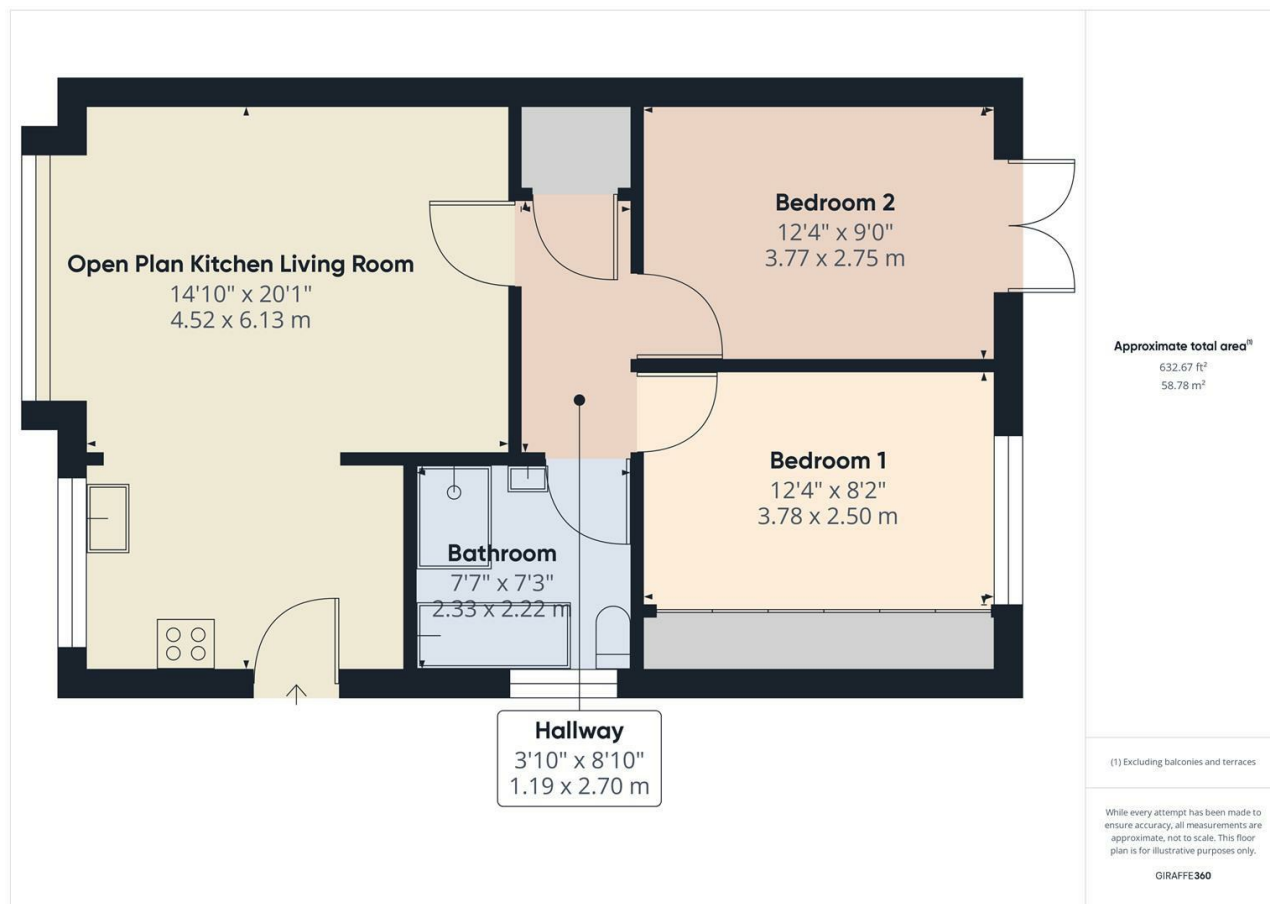
OUTSIDE

Gardens

The bungalow enjoys a landscaped, fully enclosed rear garden which is laid to lawn with large blue brick block paved patio providing a pleasant sitting out and entertaining space with featured Christmas tree and is enclosed by fencing with concrete posts. The garden enjoys a good degree of privacy and a warm westerly aspect. There is also a side access gate.

Driveway

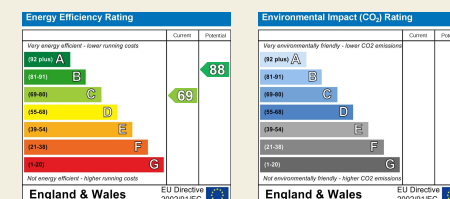
The property benefits from a large triple width blue brick block paved driveway, providing car standing spaces for three cars.



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