

CURRAN  
BIRDS  
+ CO

Maple Grove, Allestree  
£235,000



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



CUL-DE-SAC LOCATION, LANDSCAPED GARDEN - This well-presented two double bedroom semi-detached home is located in the sought-after area of Allestree. With a carefully considered layout and a beautifully landscaped rear garden, it will appeal to those who value well-maintained outdoor space and functional interiors.

Inside, it offers a bright living room with sliding doors to the garden, a well-equipped kitchen, and a separate dining area with French doors leading to a series of tiered seating zones—ideal for outdoor dining or quiet enjoyment. A double-width driveway provides convenient off-road parking, and the home is tastefully finished throughout. With Allestree Park, local schools, and useful amenities all within easy reach, this is a great opportunity for anyone seeking a manageable home in a desirable and established residential setting.





## The Detail

The property is entered via a composite front door into a welcoming hallway, complete with a useful cloaks cupboard and side-facing window. The ground floor accommodation centres around a bright through-lounge, which spans the depth of the home and is filled with natural light from front and rear aspects. This room features an attractive fireplace, media connections, and sliding doors that open directly onto the garden's lower tier.

The kitchen is thoughtfully designed with a comprehensive range of wall and base units, integrated appliances including a dishwasher and fridge-freezer, and a full-height pantry. Two windows provide excellent natural light, while the adjoining rear lobby offers access to the garden, a cloakroom WC, and the dining area—an adaptable space with French doors and a secondary entrance.

Upstairs, the home comprises two generous double bedrooms. The principal bedroom includes a walk in wardrobe and front-facing window, while the second bedroom enjoys a rear aspect and houses the modern combination boiler in a built-in cupboard. A smartly appointed bathroom completes the first floor, featuring a three-piece suite with mains shower over the bath, contemporary tiling, and chrome towel radiator.

The rear garden is a true highlight for those who enjoy outdoor living. Designed over several tiers, it offers a range of areas for both relaxation and entertaining. There are paved patios ideal for seating and dining, lawns providing green space, and well-established planted borders that create a mature and attractive outlook. The layout offers privacy, seasonal interest, and a rewarding space for gardening enthusiasts to enjoy and personalise.







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## The Location

This property enjoys a peaceful position in the well-established residential area of Allestree, just a short walk from the scenic woodland and open spaces of Allestree Park. It is also ideally placed for access to Markeaton Park, which offers a wide range of recreational facilities, including a café, play areas, and seasonal events. Day-to-day amenities are well catered for, with Blenheim Parade and Park Farm Shopping Centre both offering a variety of shops, cafés, and essential services.

Families will appreciate the nearby primary and secondary schools, while leisure enthusiasts benefit from proximity to Woodlands Tennis Club and access to numerous walking routes. With a blend of green space, local amenities, and community facilities, the location combines convenience with a strong sense of neighbourhood appeal.

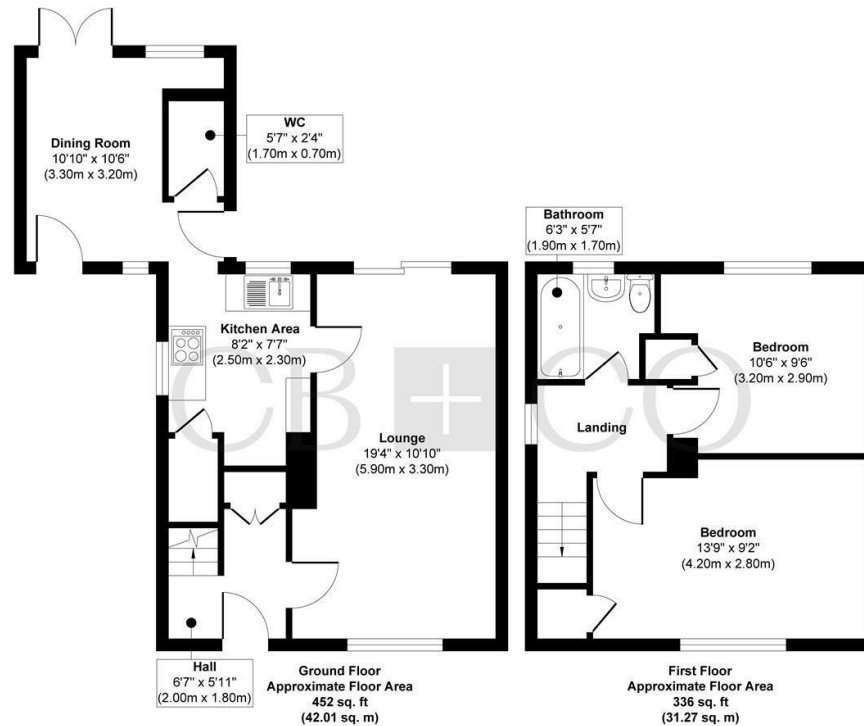








## 28 maple grove



Approx. Gross Internal Floor Area 788 sq. ft / 73.28 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Two Double Bedroom Semi-Detached Home
- Positioned At The End Of A Quiet Cul-De-Sac
- Beautifully Landscaped Tiered Rear Garden
- Bright Living Room With Sliding Patio Doors
- Well-Equipped Kitchen With Integrated Appliances
- Separate Dining Area With French Doors To Garden
- Stylish Bathroom With Contemporary Finishes
- Double Width Driveway Providing Off-Road Parking
- Close To Allestree Park And Markeaton Park
- Well Positioned For Local Primary Schools And Woodlands School

Size

Approx sq ft

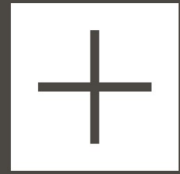
Energy Performance Certificate (EPC)

Rating D

Council Tax Band

B

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*Let's Talk*

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