



**GADSBY**  
**NICHOLS**

54 Gisborne Crescent, Allestree, Derby, DE22 2FL

£660,000

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A STYLISH FOUR-DOUBLE-BEDROOMED, MODERN, CONTEMPORARY, DETACHED FAMILY HOME, enjoying a sought-after location. Internal inspection is essential to fully appreciate the size and well-appointed nature of the interior, with many individual features. The property benefits from gas central heating, double glazing, and security alarm, and briefly comprises: -

GROUND FLOOR, reception hall, cloaks/WC, rear lounge, separate dining room, open-plan dining kitchen with integrated appliances, and utility room. FIRST FLOOR, landing, main bedroom with Juliet balcony, en suite dressing area, and modern en suite shower room, double guest bedroom two with en suite shower room, a further two double bedrooms, and family bathroom. OUTSIDE, self-contained studio ideal for a variety of uses, front garden, ample car standing spaces, and good-sized mature rear garden. EPC D, Council Tax Band E.

## 54 Gisborne Crescent, Allestree, Derby, DE22 2FL

### THE PROPERTY



A pre-war structurally extended detached residence, reconfigured internally, and refurbished to an excellent standard, which can only be appreciated by internal inspection and not a casual kerbside glance, due to the depth of the property. Comprising: reception hall, cloaks/WC, two reception rooms, modern dining kitchen, utility room, main bedroom with balcony, en suite dressing area, and en suite shower room, guest bedroom two with en suite shower room, a further two double bedrooms, bathroom, attached studio, driveway parking, and rear garden.



### LOCATION

The property enjoys a premier and mature residential location, fronting Gisborne Crescent off Duffield Road, within easy access of an excellent range of local amenities to include primary and secondary schools, and is also within walking distance of Allestree Park. The A38 and A52 are within minutes driving distance, providing commuting throughout the region and links to the motorway network.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed north along the A6 Duffield Road passing through Darley Abbey and into Allestree, then after the traffic island continue along Duffield Road before turning left into Gisborne Crescent to find the property on the lefthand side.

What 3 Words /// keeps.guard.fish

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13524.

### ACCOMMODATION

Having the benefit of gas central heating, double glazing, and security alarm, the detailed accommodation comprises: -

### GROUND FLOOR

#### RECEPTION HALL



Having front entrance door, uPVC double glazed picture window to the front, luxury vinyl tile (LVT) flooring, understairs store, built-in cloaks cupboard, four ceiling downlighters, and central heating radiator with ornate cover.

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### CLOAKS/WC



Having modern white sanitary ware comprising: corner wash hand basin, and low-level WC, together with heated chrome towel rail incorporating central heating radiator, half-tiled walls, ceiling downlighter, and UPVC double glazed window.

### REAR LOUNGE

5.28m x 4.06m (17'4" x 13'4")



Having two deep feature, arched double glazed windows to the rear overlooking the garden, further uPVC double glazed side window, three wall light points, central heating radiator, and six ceiling downlighters.



### DINING ROOM

4.55m x 3.10m max (14'11" x 10'2" max)

Having herringbone oak flooring, feature deep arched double glazed picture window to the rear overlooking the garden, further uPVC double glazed side window, central heating radiator, and stairs to the first floor.

### DINING KITCHEN

Comprising: -

### DINING AREA

3.18m x 2.74m plus (10'5" x 9'0" plus)



Measurements are 'plus door recess'.

Having double glazed side entrance door, LVT flooring, bespoke fitments comprising: dresser with base cupboards, drawers, and shelving, with glass display cabinets over, together with full-height double and single pantry units with top cupboards, four ceiling downlighters, and for modern contemporary living opens to the: -

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### KITCHEN AREA

2.97m x 2.74m (9'9" x 9'0")



Having fittings comprising: one double base unit, four single base units, wine rack, drawers, shelving, two double wall units, and three single wall units, together with one-and-a-half bowl single-drainer sink unit, electric Neff induction hob unit with extractor hood and light over, integrated electric double oven,

integrated larder fridge, integrated dishwasher, LVT flooring, uPVC double glazed window, to the front, kick-space heater, ample natural wood work surfaces with tiled splashbacks, and modern contemporary vertical central heating radiator.



### UTILITY ROOM

2.72m x 1.91m (8'11" x 6'3")



Having feature arched double glazed picture window, stainless steel sink unit, natural wood work surface area with tiled splashback, two single base units, modern vertical contemporary central heating radiator, and plumbing for automatic washing machine.

### FIRST FLOOR

### HALF LANDING



Having two feature leaded-light stained glass windows.

### MAIN LANDING

Having built-in boiler/airing cupboard housing a Viessmann gas-fired combination boiler providing domestic hot water and central heating, together with access to loft space by way of an aluminium ladder, the loft space being part-boarded, insulated and with electric power and light.

### MAIN BEDROOM SUITE



Comprising: -

#### **DRESSING AREA**

2.77m x 2.13m (9'1" x 7'0")



Having fitted double wardrobes with sliding mirrored doors, and door to the: -

### EN SUITE SHOWER ROOM



Having modern white suite and complementary grey fittings comprising: wash hand basin with cupboards under, low-level WC, and walk-in shower enclosure with rain and handheld shower attachments, together with heated towel rail, ceiling extractor fan, two ceiling downlighters, and part-tiled walls.

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### BEDROOM AREA

4.04m x 3.35m (13'3" x 11'0")



Having uPVC double glazed French doors to Juliet balcony, uPVC double glazed side windows, two-thirds wood panelling to one wall with wall lights, six ceiling downlighters, and central heating radiator.

### GUEST BEDROOM TWO

4.22m x 2.67m plus (13'10" x 8'9" plus)



Measurements are 'plus dressing area'. Having two uPVC double glazed windows to the front, six ceiling downlighters, modern contemporary vertical central heating radiator, and dressing area.

### EN SUITE SHOWER ROOM



Having modern white sanitary ware comprising:

wash hand basin with drawers under, low-level WC, and walk-in shower enclosure with electric shower unit and tiled surround, together with three ceiling downlighters, modern grey heated towel rail, extractor fan, and uPVC double glazed window.

### BEDROOM THREE

4.04m x 2.69m (13'3" x 8'10")



Having uPVC double glazed window, and central heating radiator.

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### REAR BEDROOM FOUR

3.35m x 3.05m (11'0" x 10'0")



Having central heating radiator, storage recess, and uPVC double glazed window enjoying views over the rear garden.

### FAMILY BATHROOM



Having white sanitary ware comprising: panelled bath with tiled surround, shower over, and folding

glazed shower screen, low-level WC, and pedestal wash hand basin, together with part-tiled and part-panelled walls, heated towel rail, uPVC double glazed window, four ceiling downlighters, and ceiling extractor fan.

### OUTSIDE

### ATTACHED STUDIO

4.29m x 2.57m (14'1" x 8'5")



Purpose-built studio, available for a variety of uses such as home office, play room, cinema room, etc., having uPVC double glazed window to the front, separate uPVC double glazed entrance door, modern vertical contemporary central heating radiator, six ceiling downlighters, and built-in storage.



### FRONT GARDEN

Having gravel driveway affording ample car standing spaces, mature trees, and shrubs, together with side gate and pathway leading to the: -

### REAR GARDEN



Being approximately 60-ft in depth, having paved patio, lawn, flower and shrub borders, and is enclosed by fencing for privacy.

## 54 Gisborne Crescent, Allestree, Derby, DE22 2FL



- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13524**

### **ADDITIONAL INFORMATION**

#### **TENURE**

We understand the property is held freehold, with vacant possession provided upon completion.

#### **SERVICES**

PLEASE NOTE, the agents have not tested any of the services, and no warranties are given or implied.

#### **ANTI-MONEY LAUNDERING (AML)**

##### **REGULATIONS**

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

▼ Ground Floor

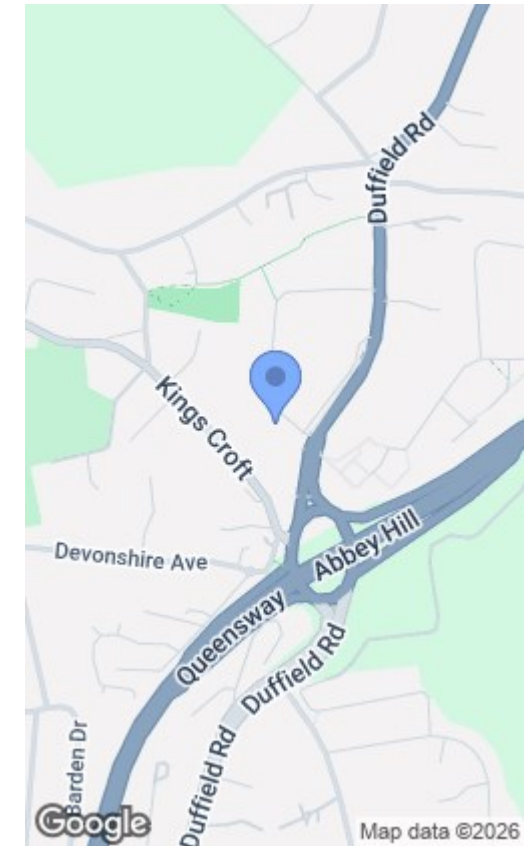


▼ 1st Floor



**GADSBY NICHOLS**

It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floor plan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
68	78		

**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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