CURRAN BIRDS + CO

Windermere Crescent

Allestree, Derby

Guide Price £250,000

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

NO CHAIN - This well-presented three-bedroom semi-detached home is ideally situated close to the local shops and amenities at Park Farm Centre, with convenient access to nearby schools and parks. The property would be perfectly suited to a first-time buyer, professional couple, or young family.

Internally, the home benefits from gas central heating and double glazing. In brief, the accommodation comprises a spacious entrance hall, a fitted kitchen, and a generous open-plan lounge/dining area. To the first floor are three well-proportioned bedrooms and a contemporary bathroom.

Externally, the property is set back behind a lawned front garden, with a driveway providing access to a detached garage. To the rear, there is a landscaped garden with lawn and patio areas.

The Detail

Entry is via a uPVC obscure glazed door with matching side panels, leading into a spacious hallway with staircase, under-stairs storage and access to both the kitchen and lounge.

The lounge is situated to the front elevation and features a stylish engineered oak fireplace with a coal-effect electric fire, coving to the ceiling and contemporary lighting. It flows seamlessly into the dining room, which enjoys a window overlooking the rear garden and a doorway providing access to the kitchen.

The fitted kitchen comprises white matt-finish units with granite-effect work surfaces, a stainless steel sink, space for appliances and a freestanding Stoves dual fuel cooker. There is a window to the side elevation and a double-glazed door opening directly onto the rear garden.

Upstairs, there are three well-proportioned bedrooms, complemented by a contemporary bathroom fitted with a white suite, an L-shaped bath and a Triton shower.

Externally, the property is set back from the road with a lawned foregarden and a driveway to the side. Double opening gates lead to an extended driveway and a detached single garage. The enclosed rear garden features patio areas, a main lawn, artificial turf and a timber seating area.

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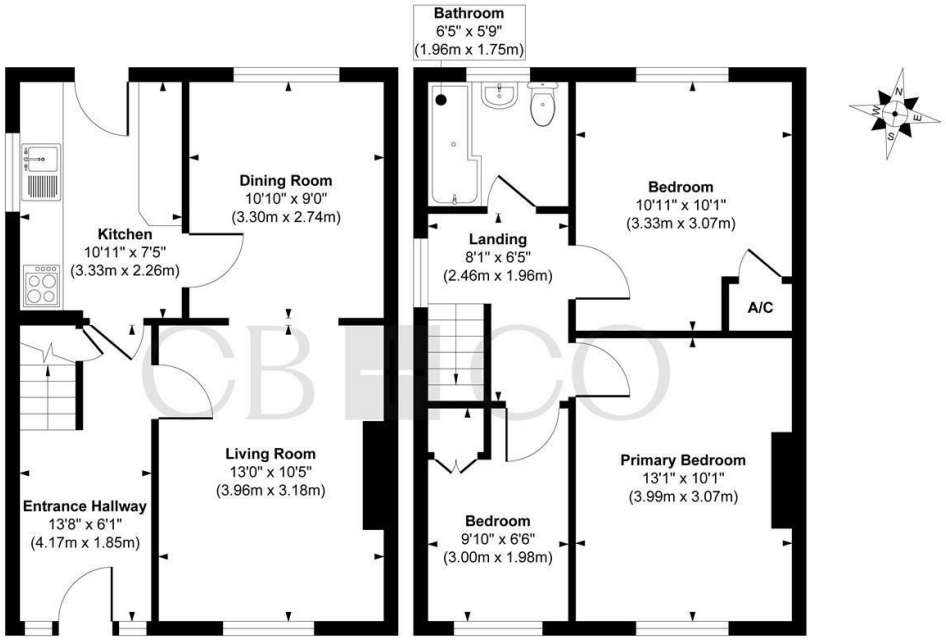
The Location

Situated in the popular Allestree suburb of Derby, this property benefits from excellent local amenities, including the Park Farm Centre.

Allestree offers a wide range of shops, cafes, and services, with excellent schools nearby, including the highly regarded Lawn Primary School. For outdoor enthusiasts, Allestree Park and Markeaton Park are within easy reach, offering green spaces, sports facilities, and recreational activities. These include Woodlands Tennis Club, Allestree Park with its nature reserve and fishing lake, and Markeaton Park, which also features a boating and fishing lake, along with Kedleston Golf Course.

The location also offers great transport links, with regular bus services to Derby city centre, while the A38 provides easy access to the wider road network, including the M1. With close proximity to local employers such as Rolls-Royce and the Royal Derby Hospital, this location is ideal for both families and professionals.

Windermere Crescent, Allestree, Derby



Ground Floor
Approximate Floor Area
419 sq. ft
(38.92 sq. m)

First Floor
Approximate Floor Area
419 sq. ft
(38.92 sq. m)

Approx. Gross Internal Floor Area 838 sq. ft / 77.84 sq. m

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

The *Particulars*

- Three Bedroom Semi-Detached Home
- Tasteful Neutral Presentation
- Excellent Local Shops & Amenities at Park Farm Centre
- Ideal for Young Families or First Time Buyer
- Gas Central Heating & Double Glazing
- Entrance Hallway, Fitted Kitchen & Open Plan Lounge Dining Room
- Three Well Proportioned Bedrooms & Contemporary Bathroom
- Front Garden, Driveway, Detached Garage & Enclosed Rear Garden
- Woodlands School Catchment Area
- No Chain Involved

Size

Approx 838.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

C

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Let's *Talk*

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