Gisborne Crescent

Allestree, Derby, DE22 2FL

John German

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£475,000

NO UPWARD CHAIN

Occupying a prime position, this exceptional home has been transformed through a comprehensive back-to-brick renovation and impressive two-storey extension, showcasing a sympathetic contemporary design, outstanding open-plan living, luxurious finishes and a generous private garden.

Expertly extended and remodelled, the property seamlessly blends contemporary design with the enduring character of this handsome pre-war semi-detached home, complemented by high-quality fixtures and fittings throughout. The renovation has been completed to an exceptional standard, including complete rewiring and replumbing, the installation of a brand-new central heating system, full replastering, new internal joinery, replacement double-glazed windows and doors, new flooring throughout, larch cladding to the extension, a newly laid driveway, timber decking and a reseeded lawn.

A recessed arched storm porch with a traditional quarry tiled floor provides an attractive entrance to the property. A newly installed composite entrance door opens into a bright and welcoming reception hall, featuring herringbone wood-effect flooring, decorative wall panelling and a striking glass balustrade staircase rising to the first floor. Doors lead to the principal ground floor accommodation.

The elegant living room enjoys a large bay window overlooking the front elevation, a neutral fitted carpet and an attractive feature fireplace. To the rear, the impressive extended open-plan living, dining and kitchen area creates a spectacular family space, perfectly designed for both everyday living and entertaining. Bi-fold doors open onto the rear garden, creating a seamless connection between the indoor and outdoor spaces. Herringbone wood-effect flooring flows throughout, with clearly defined seating and dining areas leading into the beautifully appointed contemporary kitchen.

The kitchen has been fitted with a stylish range of sleek handleless cabinetry, under-cabinet lighting and compact laminate work surfaces incorporating a one-and-a-half bowl inset sink with mixer tap. A central island provides additional preparation space and a breakfast bar, finished with a contrasting wood-effect panel and wraparound worktop incorporating an induction hob with an integrated downdraft extractor. A comprehensive range of integrated appliances includes a fridge, freezer, dishwasher and eye-level oven.

The adjoining utility room is fitted with matching base and wall units with contrasting work surface and provides space and plumbing for an automatic washing machine.

To the first floor, the landing, finished with neutral carpeting, provides access to four well-proportioned bedrooms and the beautifully appointed family bathroom. The luxurious bathroom has been fitted with a contemporary suite comprising a low-level WC, wall-mounted vanity wash basin with storage beneath, an illuminated LED mirror and full-height feature tiling. The P-shaped bath incorporates a rainfall shower with glazed screen, complemented by wood-effect porcelain tiling, a recessed display niche and subtle feature lighting.

The principal bedroom is positioned to the rear of the property and enjoys a stunning Juliet balcony overlooking the garden, together with neutral carpeting and a stylish en-suite shower room comprising a corner shower enclosure, wall-mounted wash basin and low-level WC.

There are three further generously proportioned bedrooms, all finished with neutral carpeting, two of which retain attractive period fireplaces that add character and charm.

Externally, the front of the property has been newly tarmaced to provide ample off-road parking, extending along the side of the house to the garage. Gated side access leads to the generous, fully enclosed rear garden, which enjoys a high degree of privacy, backing onto mature trees. The garden has been predominantly laid to a newly established lawn and is complemented by an attractive decked seating terrace adjoining the rear of the house, providing an ideal space for outdoor dining and entertaining.

The property's location on the very sought-after Gisborne Crescent just a short walk away from Allestree Old Village and offering this highly convenient position off Duffield Road. Allestree is located approximately 3 miles from the city centre and provides an excellent range of local amenities including the noted Park Farm Shopping Centre and excellent local school at both primary and secondary levels. The property is located within a short walking distance of the noted Park Lane Surgery. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park, together with Kedleston Golf Course. Darley Park, which is situated close by, offers walks along the River Derwent and Darley Mills with its Wine Bar, Llorentes Tapas Restaurant and also Darley's Restaurant. Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is also convenient for employment opportunities at Rolls-Royce, University of Derby, Royal Derby Hospital, Pride Park and Toyota.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Derby City Council / Tax Band D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/31072026

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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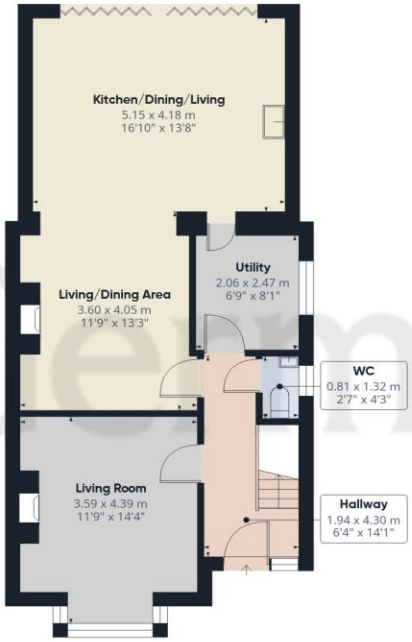
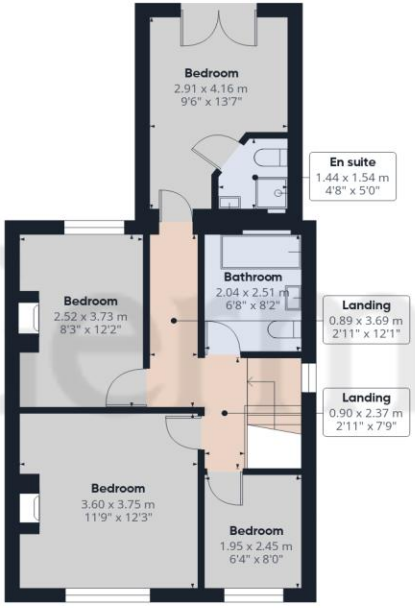


Ground Floor



Floor 1

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Approximate total area(1)

113.4 m²

1220 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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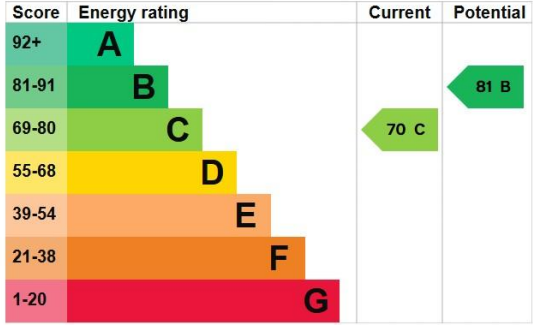

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