

CURRAN
BIRDS
+ CO

58, DE23
£250,000



CURRAN BIRDS + CO

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



IMPRESSIVE GROUND FLOOR EXTENSION, STUDIO TO REAR - A thoughtfully upgraded three-bedroom semi-detached home on Pear Tree Crescent, offering a modern interior and flexible layout in a well-connected Derby location.

The property has been fully modernised to a high specification, with careful consideration given to both finish and function. A ceramic-tiled entrance hallway flows into the open-plan kitchen and dining area, where high-gloss cabinetry runs along both sides to maximise storage and workspace. There's a double integrated oven, five-ring hob, two integrated freezers, and plumbing for a washing machine—all positioned for ease of use. A lantern roof and French doors help draw in natural light, making the space feel bright and welcoming.

To the front, a separate lounge with a bay window and quality laminate flooring offers a quiet retreat, while a downstairs shower room adds practicality for everyday living. The home is benefited by gas central heating and with a recently installed combination boiler.

Upstairs, all three bedrooms are well proportioned, with the principal room enjoying a second bay window and built-in wardrobes. The bathroom is finished in a contemporary style, completing the first floor accommodation.

The courtyard garden is easy to maintain and leads to a separate studio at the rear—fully powered and ideal for home working, creative use, or additional storage.

Pear Tree Crescent is situated within easy reach of Derby city centre, with a range of shops, schools, green spaces, and transport links nearby. The area is well suited to professionals and families seeking access to amenities while maintaining a sense of

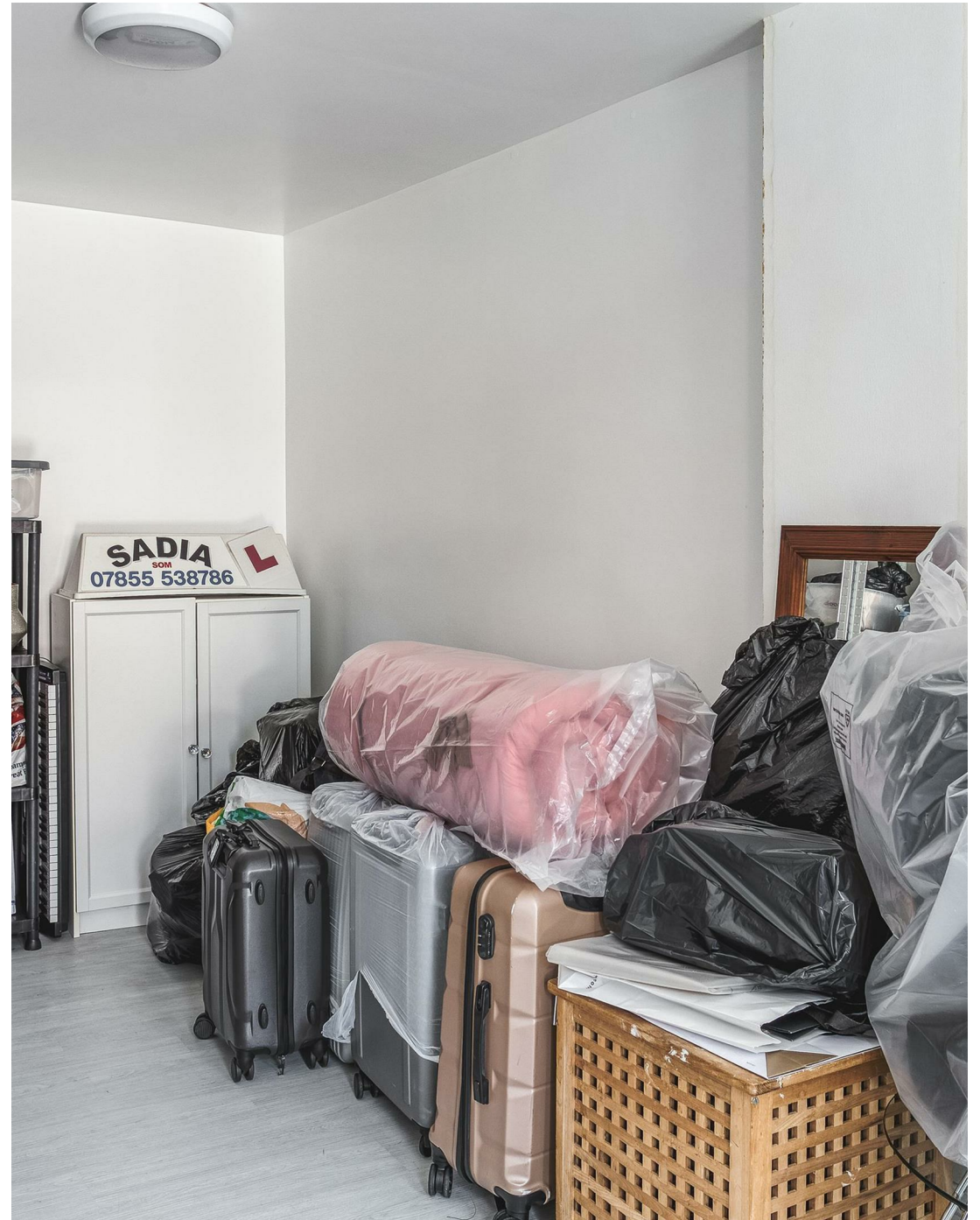








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58 Pear Tree Crescent



Approx. Gross Internal Floor Area 1227 sq. ft / 114.15 sq. m (Including Outbuilding)

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

Produced by Elements Property

The Particulars

- Three-Bedroom Semi-Detached Home Finished To A High Standard
- Fully Modernised Interior With Considered Layout And Quality Fixtures
- Ceramic Tiled Hallway Leading Into Open-Plan Kitchen And Dining Space
- Extended High Quality Kitchen With Lantern Roof, French Doors To Garden
- Superb Open Space, With Open Plan Access To Second Sitting Area
- Separate Lounge With Bay Window And Laminate Flooring
- Downstairs Shower Room In Addition To Upstairs Modern Bathroom Suite
- Three Well Proportioned Bedrooms, Including Principal With Built-In Wardrobes
- Private Courtyard Garden With Detached Studio Offering Power And Versatility
- Close To Shops, Nearby Supermarket And Primary Schools

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

A

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Let's *Talk*

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