



58 Pear Tree Crescent, Derby, DE23 8RP
Offers in the region of £250,000



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

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 benefitted 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 residential calm.

A well-appointed home offering strong day-to-day liveability and useful flexibility, both inside and out.



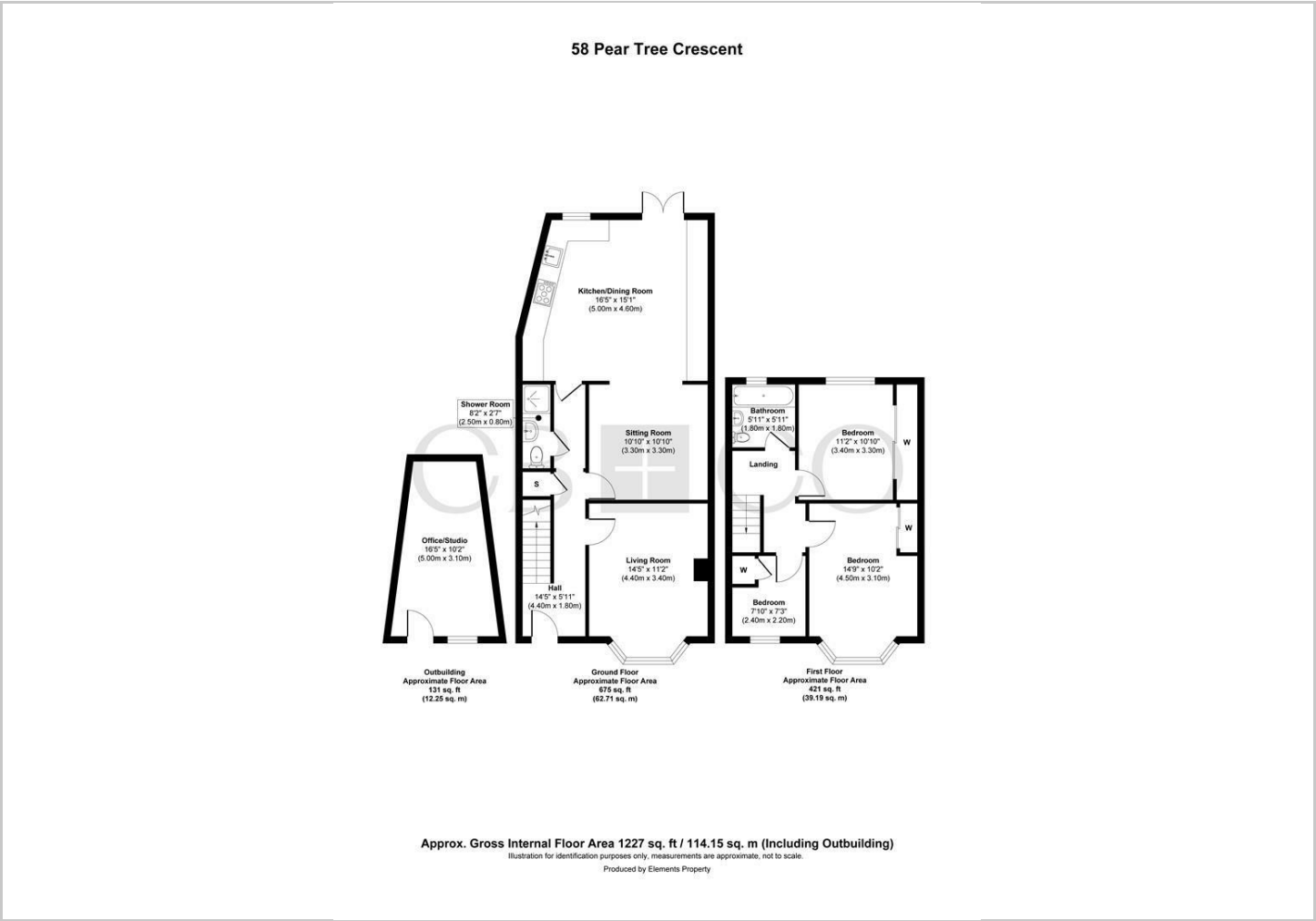


Directions





Floor Plans



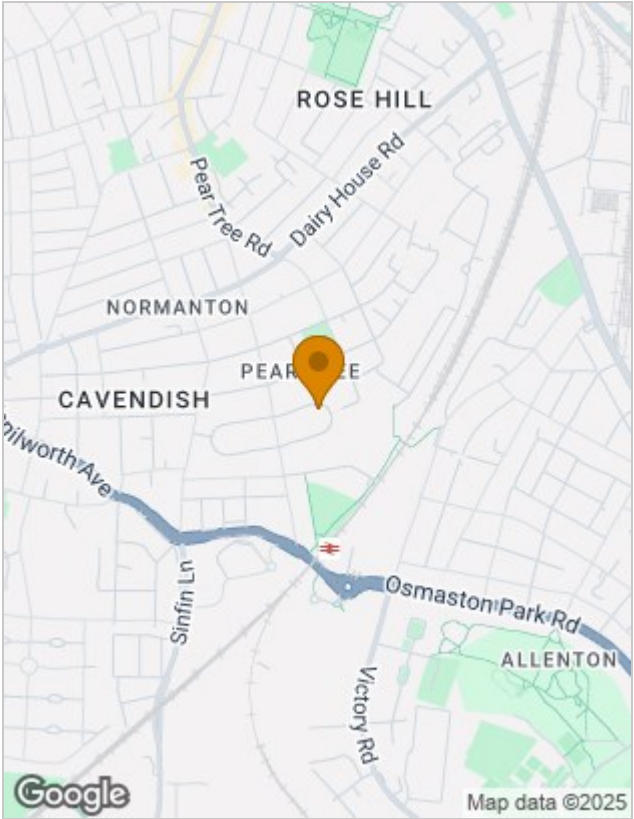
Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

