



CURRAN  
BIRDS  
+ CO

Gisborne Crescent  
Allestree, Derby  
£975,000



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



STUNNING HIGH SPECIFICATION HOME WITH BEAUTIFUL PRIVATE GARDENS - A most impressive, extended four-double-bedroom detached home of style and character, featuring a gated driveway and beautifully landscaped, mature private gardens. The property occupies a premier position on the highly sought-after Gisborne Crescent, just a short walk from Old Allestree village.

This superbly extended, high-specification family home offers contemporary styling throughout and provides around 3,500 square feet of versatile living accommodation. The layout can easily be adapted to create five bedrooms if desired. Arranged over three storeys, the property also benefits from a large balcony with delightful views over the mature rear garden, which features a stunning Cabin Master garden room and a large detached garage.

Offering excellent privacy, the home sits behind remote-controlled timber double gates that open onto a generous driveway and a substantial detached garage. The mature rear gardens are a particular highlight, beautifully landscaped and providing a good degree of privacy.



DEAR GATESHEAD,  
YOU ARE ANNOYING  
AND I DON'T WANT  
TO HANG OUT WITH  
YOU ANYMORE.  
SINCERELY,  
Newcastle

DEAR NEWCASTLE,  
I'D BE FINE BY  
MYSELF  
AND I NEVER  
REALLY LIKED  
YOU ANYWAY.  
SINCERELY,  
Gateshead



## The Detail

A most spacious, high-specification detached family home of immense style and character, set within a beautiful private and mature plot in one of Allestree's most sought-after locations. Thoughtfully extended and remodelled, this stunning property offers a substantial and well-proportioned layout with around 3,500 square feet of living accommodation.

Entry is through an enclosed porch leading into a particularly spacious reception hallway, creating an immediate sense of scale. Open-plan access flows into the dining area, where French doors open to the rear garden and plantation shutters provide an elegant finish. The generous living room enjoys windows to two elevations and further French doors to the garden, while a separate front office offers a dedicated workspace.

The exceptionally spacious dining kitchen forms an impressive central hub, fitted with contemporary handleless units, quartz work surfaces and Siemens appliances, including twin ovens, a gas hob set into the island, extractor canopy and double wine cooler. Additional features include porcelain tiled flooring and LED downlighters. The kitchen benefits from excellent natural light, with a dual aspect comprising a front-facing window and French doors to the rear garden. There is also access to a separate utility room, boiler/store room and a contemporary ground-floor shower room.

A beautiful staircase leads to a spacious and impressive galleried landing with bay window. From here, there is access to three double bedrooms, a contemporary bathroom and an inner landing that opens onto a large balcony overlooking the rear garden, with stairs rising to the second floor. The stunning primary suite features a dressing area, bespoke wardrobes and a contemporary en-suite shower room. Bedroom two also benefits from its own en-suite shower room. The versatile second floor offers three defined areas, providing potential for a bedroom, dressing area and gym, with scope to create an additional en-suite bathroom.

Outside, one of the property's true highlights is its generous and private mature plot. The home is approached through remote-controlled timber gates leading to an extensive block-paved driveway and a large detached garage. The beautifully landscaped rear garden features shaped lawns, mature trees, shrubs and planted borders, along with a raised patio, composite decking and a covered hot tub area. The garden also includes a high-quality insulated Cabin Master garden room.







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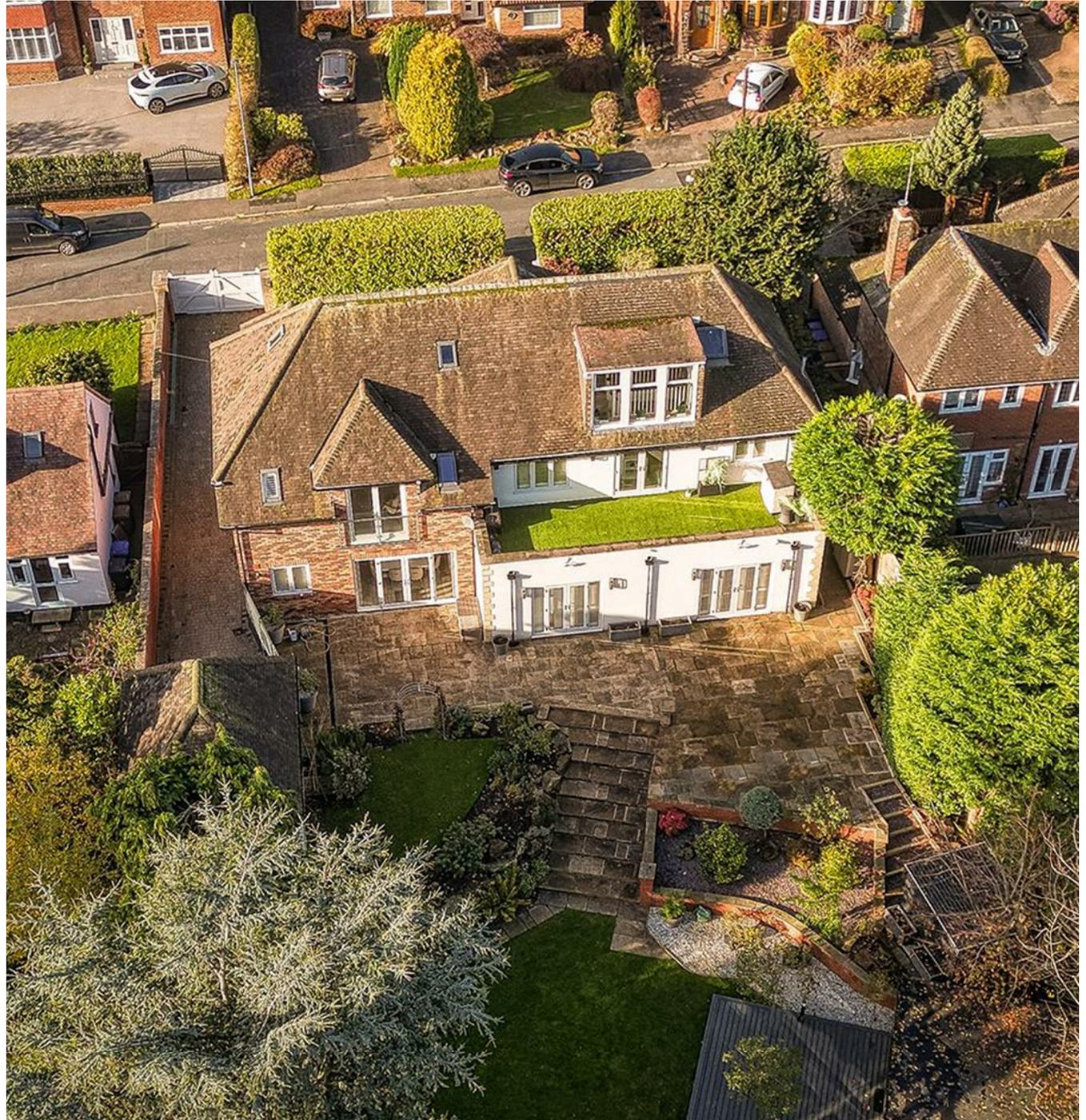
## The Location

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.

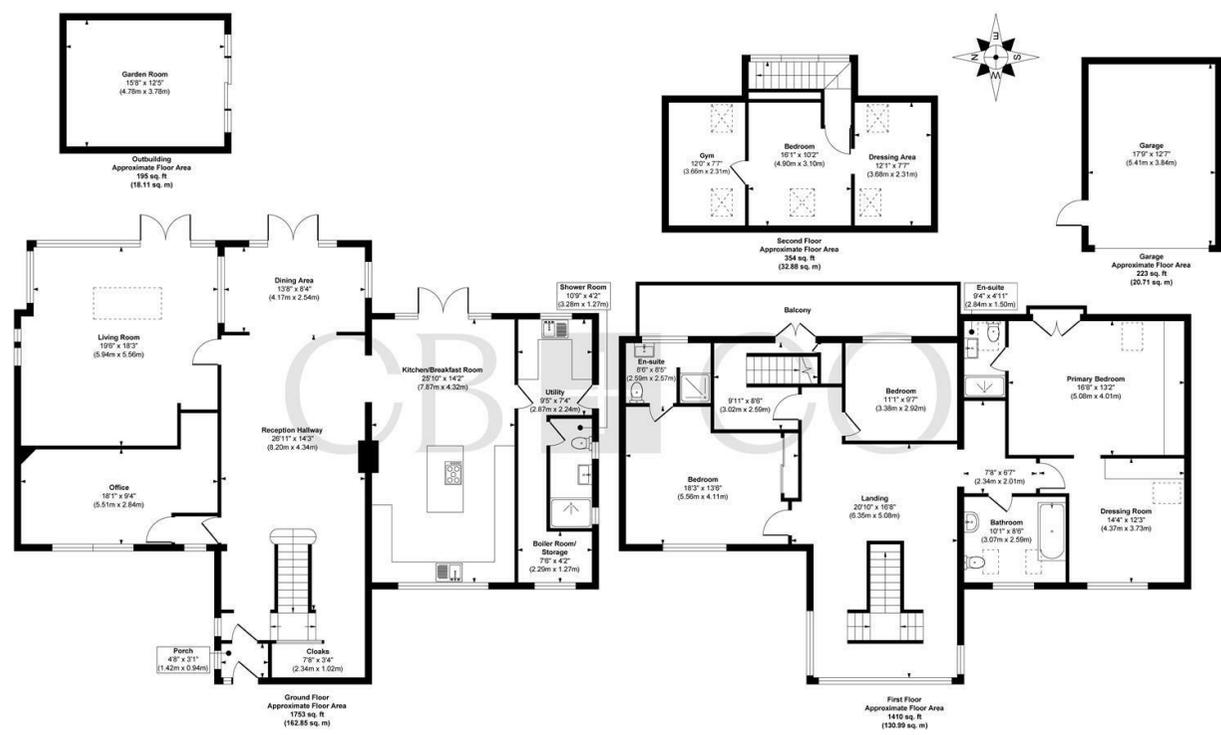






# The Particulars

## Gisborne Crescent, Allestree, Derby



Approx. Gross Internal Floor Area 3935 sq. ft / 365.54 sq. m (Including Garage & Outbuilding)

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

- Superb Extended High Specification Detached Family Home
- Premier Location - Off Duffield Road & Close to Allestree Park
- Around 3500 Square Feet of Quality Accommodation over Three Floors
- Stylish Presentation, Plantation Shutters & Underfloor Heating,
- Porch, Reception Hallway, Office, Dining Area & Spacious Living Room
- Spacious Contemporary Dining Kitchen, Utility Room & Ground Floor
- Four Bedrooms, Contemporary Bathroom & Two En Suites
- Stunning Primary Bedroom Suite with Large Dressing Room & En-Suite
- Beautiful Mature Landscaped Gardens with Cabin Master Garden Room
- Private Gated Driveway, Generous Parking & Large Detached Garage

### Size

Approx 3517.00 sq ft

### Energy Performance Certificate (EPC)

### Rating

Council Tax Band

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*Let's Talk*

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