

CURRAN  
BIRDS  
+ CO

Windermere Crescent  
Allestree, Derby  
£280,000



# CURRAN BIRDS + CO

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



**EXTENDED FAMILY HOME WITH GENEROUS PLOT & SOUTH-FACING GARDEN** – This well-presented, three-bedroom semi-detached home is set on a generous plot with a desirable south-easterly facing rear garden. It offers an excellent opportunity for families or young professional couples. The property boasts ample space, with potential for side extension (subject to obtaining the necessary planning consent).

Internally, the home comprises an inviting entrance hallway, a fitted kitchen with integrated appliances, a spacious open-plan lounge/dining area, and a generous conservatory. The first floor features three well-proportioned bedrooms and a modern, well-appointed bathroom.

Externally, the property is set back behind a low-maintenance front garden, with a driveway leading to a detached garage. The expansive, south-easterly facing rear garden is beautifully landscaped, offering a lower-level patio, a large raised lawn, and well-stocked borders.





## The Detail

A double-glazed entrance door with matching sidelights opens into a welcoming hallway with a staircase and understairs cupboard housing the gas-fired combination boiler.

The spacious lounge features a decorative fireplace, coving, ceiling rose, and a large bow bay window. Open access leads to the dining room with sliding patio doors to the conservatory, which offers garden views and French doors opening to the garden.

The kitchen includes granite-effect worktops, fitted cupboards, a gas hob, double oven, integrated dishwasher, and space for a washing machine. A door leads to the conservatory.

The semi-galleried landing gives access to the loft, three bedrooms, and the bathroom. The primary bedroom has fitted wardrobes and a front-facing window, while the second bedroom features built-in storage and rear garden views. The third bedroom is a single, also front-facing. The fully tiled bathroom has a WC, pedestal washbasin, panelled bath with Mira shower, chrome towel radiator, and recessed ceiling spotlights.

To the front, a tarmac driveway provides ample parking and leads to a detached garage. The garden is bordered with hedging, shrubs, and a gate to the rear.

The generous south-easterly facing rear garden includes a lower patio area, sloping lawn with stone edging, flowerbeds, shrubs, trees, a timber shed, and an outside cold water tap.







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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.

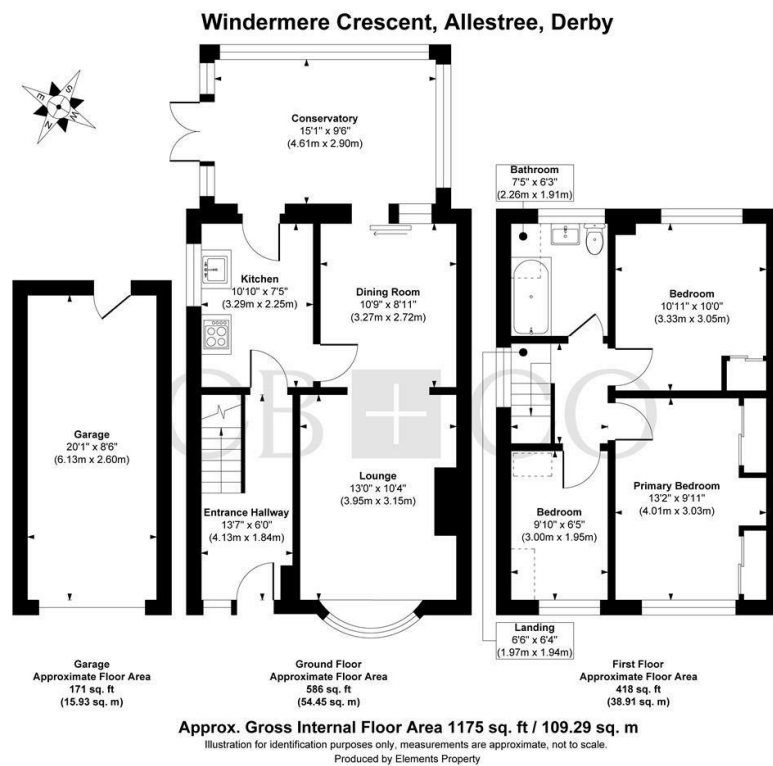
Allestree offers a wide range of shops, cafes, and services, with excellent schools nearby, including the highly regarded Lawn Primary School. For outdoor enthusiasts, Allestree Park and Markeaton Park are within easy reach, offering green spaces, sports facilities, and recreational activities. These 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.









## The Particulars

- Extended Chalet Style Semi-Detached with Generous Conservatory
- Generous Plot & Delightful South Facing Rear Garden
- Ideal for Young Professionals or Family
- Close to Excellent Local Shops & Amenities at Park Farm Centre
- Entrance Hallway & Fitted Kitchen with Integrated Appliances
- Lounge with Open Plan Dining Room & Spacious Conservatory
- Three Bedrooms & Well Appointed Bathroom
- Driveway, Detached Garage, Front Garden & Landscaped Rear Garden
- Woodlands School Catchment Area
- Close to Local Parks - Markeaton Park & Allestree Park

### Size

Approx 1004.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

C

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Let's *Talk*

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