



BEELEY CLOSE, ALLESTREE, DERBY

OFFERS IN EXCESS OF: £375,000

3 BEDROOM

| 1 BATHROOM

| 1 RECEPTION



WELCOME TO BEELEY CLOSE

STYLISH EXTENDED HOME - An attractive and beautifully presented three-bedroom bay-fronted detached home, comprehensively upgraded and improved by the current owners, occupying a highly convenient cul-de-sac position within easy walking distance of Park Farm Shopping Centre and falling within the sought-after Woodlands School catchment area.

This stylish bay-fronted property is finished to an excellent standard throughout and offers well-appointed accommodation comprising an entrance hallway, spacious open-plan lounge/dining room, conservatory, and an extended dining kitchen fitted with a range cooker. To the first floor, the landing provides access to three well-proportioned bedrooms and a contemporary family bathroom.

Outside, the property benefits from a generous block-paved driveway leading to a single integral garage and EV charging point. To the rear is a private and enclosed garden featuring a block-paved seating area and generous lawn.

THE DETAIL

The property is approached via an open storm porch with quarry tiled flooring and feature archway, leading through a composite entrance door into a bright and welcoming reception hallway. Wooden flooring and a traditional-style column radiator enhance the character of the home, while the hallway provides access to an understairs storage cupboard, the lounge dining room, and dining kitchen.

A standout feature is the spacious open-plan lounge and dining room, ideal for family living and entertaining. The lounge centres around a Portway cast iron multi-fuel log burner and benefits from stripped wooden floorboards and a large bay window. The dining area opens into the conservatory via aluminium double-glazed sliding doors, creating additional living space with garden views and French doors to the patio.

The extended open-plan dining kitchen is fitted with contemporary cream high-gloss units, solid walnut work surfaces, a Belfast sink, integrated appliances, and a dual-fuel range cooker with five-ring gas hob. A vaulted ceiling and Velux roof window create a bright and airy feel, while the dining area enjoys garden views and side access via a composite stable-style door.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with bay window to the front elevation. A contemporary bathroom features a Duravit suite, Mira shower, chrome fittings, recessed LED lighting, and tiled finishes.

Externally, the property benefits from a lawned front garden, block-paved driveway providing off-road parking for two vehicles, an electric vehicle charging point, and a single integral garage with power and lighting. Gated side access leads to the enclosed rear garden, which includes a block-paved patio, generous lawn, timber shed, and mature boundaries.

CB+CO





The Location

Allestree is a very popular residential suburb of Derby, approximately three miles from the City centre and provides an excellent range of local amenities, including the noted Park Farm shopping centre which is located just a few minutes walk away.

There are excellent local schools at all levels, with the property falling within the catchment area for the noted Woodlands School Catchment.

There are regular bus services to Derby City Centre and Local recreational facilities include Woodlands Tennis Club, Allestree Park and nature reserve and fishing lake and Markeaton Park also having a boating and fishing lake, together with Kedleston Golf Course.

There is easy access onto the A38, leading to the A50 and M1 motorway. The location is convenient for the University of Derby, Rolls-Royce, Royal Derby Hospital and Toyota

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

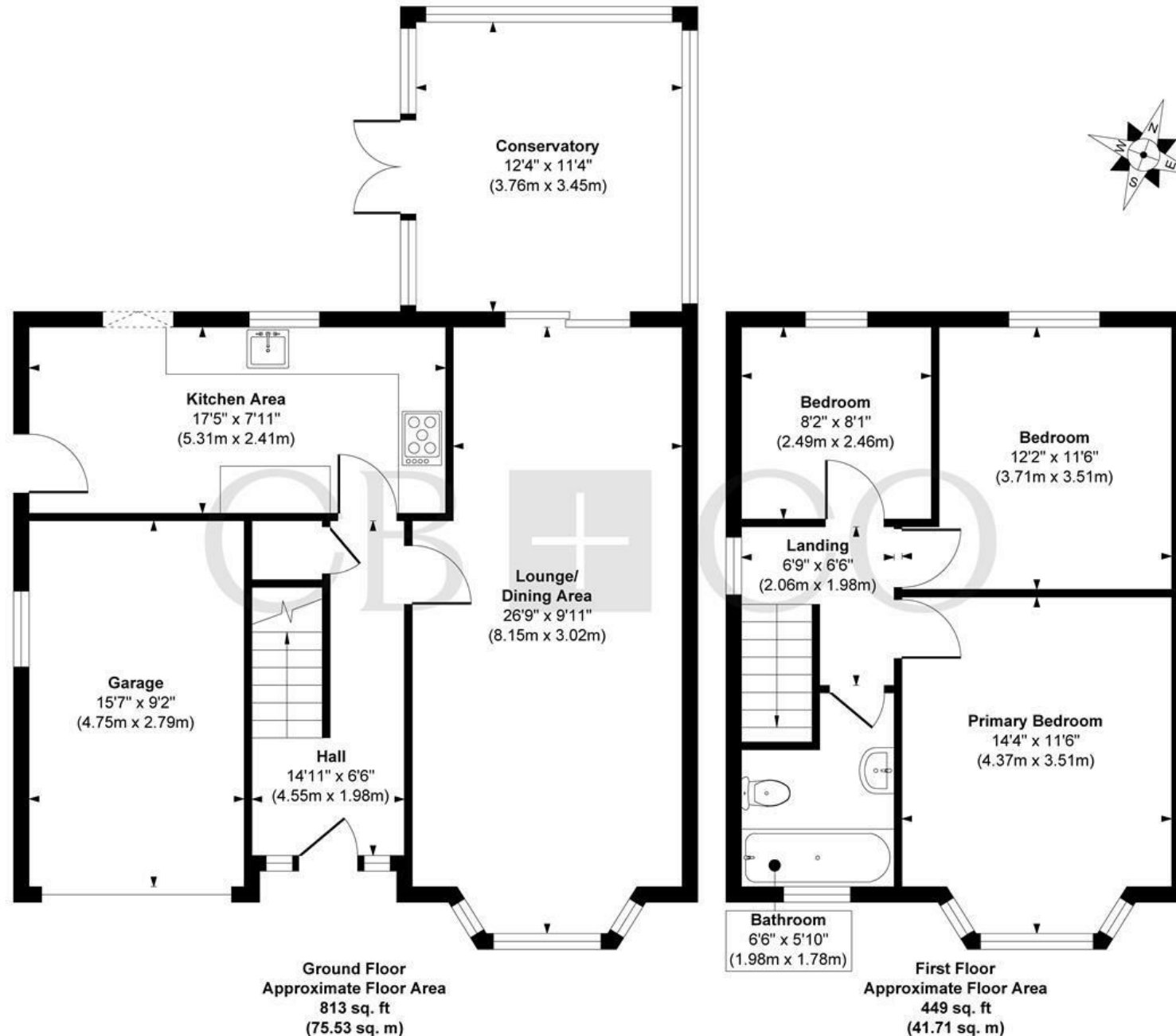








Beeley Close, Allestree, Derby



Approx. Gross Internal Floor Area 1262 sq. ft / 117.24 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

1262.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

D

- Extended Bay Fronted Three Bedroom Detached Home
- Stylish Presentation & Quality Fittings
- Gas Central Heating & Double Glazing
- Entrance Hallway & Extended Dining Kitchen with Range Cooker
- Spacious Lounge Dining Room & Conservatory
- Three Bedrooms & Contemporary Bathroom
- Driveway, EV Charger, Single Integral Garage & Generous Rear Garden
- Close to Excellent Local Shops & Amenities at Park Farm
- Woodlands School Catchment Area
- Close to Markeaton Park

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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