



**GISBORNE CRESCENT, ALLESTREE, DERBY**

**PRICE £635,000**

**4 BEDROOM | 3 BATHROOM | 3 RECEPTION**



## WELCOME TO GISBORNE CRESCENT

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**BEAUTIFUL EXTENDED HOME** - A most attractive, extended four double bedroom detached family home with two en-suite shower rooms, located on the highly sought after, Gisborne Crescent, just a short walk from Old Allestree village. The property has been beautifully upgraded by the current owners and has undergone a substantial programme of extension and re-modelling, featuring a range of stylish contemporary finishes that complement this characterful detached home.

The property features: welcoming entrance hallway, cloakroom/wc, a beautiful rear-facing lounge, a separate dining room, and a superb dining kitchen fitted with integrated appliances, together with a separate utility room. Upstairs, to the first floor there is a spacious landing, an impressive primary bedroom suite with Juliet balcony, dressing/wardrobe area, and a stylish en-suite shower room, bedroom two with its own en-suite shower room, two further well-proportioned double bedrooms, and a modern family bathroom.

Externally, the property enjoys a self-contained study, ideal for home working or flexible use, along with a front garden, ample off-road parking, and a generous, mature south-facing rear garden.

## THE DETAIL

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The property is entered via a welcoming reception hall featuring a front entrance door, a picture window to the front elevation, wood-effect flooring, understairs storage, a built-in cloaks cupboard, and ceiling downlighters. The hallway provides access to all ground floor rooms.

The cloakroom is fitted with a modern white suite comprising a corner wash hand basin and low-level WC, complemented by a chrome heated towel rail, half-tiled walls, a ceiling downlighter, and a window. A separate utility room provides additional storage, sink unit, plumbing for a washing machine, and a feature arched window.

The spacious lounge is filled with natural light from two deep arched double-glazed windows overlooking the rear garden, along with a further side window, plus ceiling downlighters and wall lighting. The dining room enjoys herringbone oak flooring and a striking arched rear window with garden views, alongside a side window and stairs to the first floor.

The open-plan dining kitchen is ideal for modern living, with wood-effect flooring and bespoke fitted cabinetry including a dresser, pantry units, and display storage. The kitchen area is fitted with a range of units, a Neff induction hob with extractor, double oven, integrated fridge and dishwasher, wood worktops, tiled splashbacks, and a contemporary vertical feature radiator.

On the first floor, the landing includes a built-in airing cupboard housing a Viessmann boiler and access to a boarded loft with lighting and power.

The primary bedroom suite includes a dressing area with fitted wardrobes and a stylish en-suite shower room. The bedroom enjoys French doors to a Juliet balcony, side windows, and contemporary finishes. The second bedroom also benefits from a dressing area and en-suite shower room, while two further bedrooms offer versatile accommodation. The contemporary family bathroom is fitted with a white suite including bath with shower over, WC, and wash hand basin, with complementary tiling and a heated towel rail.

Outside, a purpose-built study provides flexible use as a home office or leisure space. The front features a gravelled driveway with parking for two cars and there is gated access to the side of the property giving access to a delightful south-west facing rear garden. This generous garden space extends to approximately 60ft, with a paved patio, generous lawn, and well-stocked borders enclosed for privacy. There is also a timber framed shed and a hedgerow boundary.

CB+CO





### 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.

### 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.





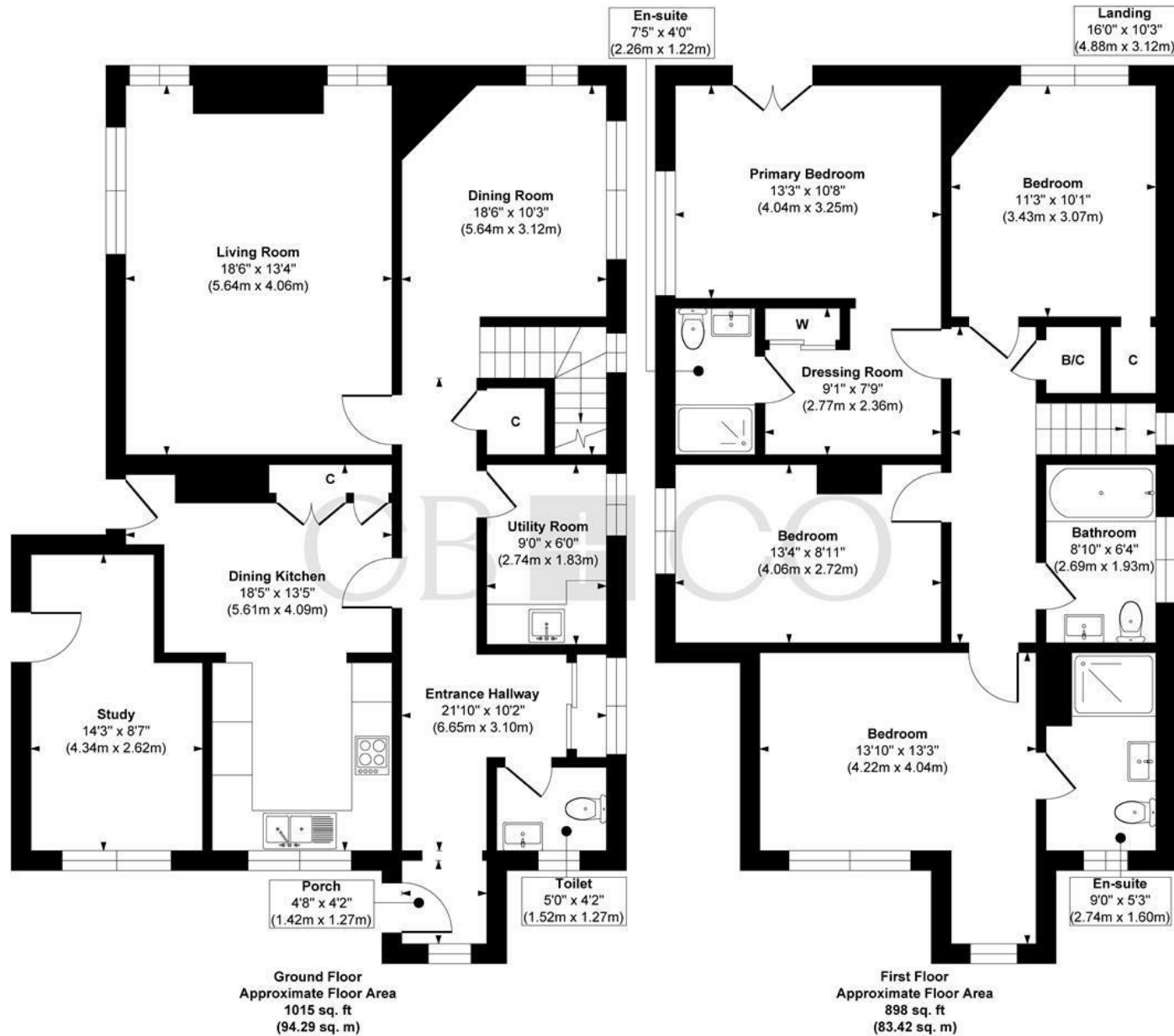








# Gisborne Crescent, Allestree, Derby



**Approx. Gross Internal Floor Area 1913 sq. ft / 177.71 sq. m**

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

Produced by Elements Property

# THE PARTICULARS

APPROX

1913.00 sq ft

EPC RATING

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COUNCIL TAX BAND

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- Extended Four Double Bedroom Detached Character Home
- Stylish Blend of Character Features & Contemporary Style
- Around 1900 Square Feet of Living Accommodation
- Reception Hallway, WC, Utility Room & Dining Kitchen
- Spacious Living Room, Dining Room & Study
- Four Double Bedrooms, Two En-Suites & Family Bathroom
- Stunning Primary Bedroom with Dressing Area, Wardrobes & En-Suite
- Gravelled Driveway & Generous South Facing Landscaped Rear Garden
- Highly Sought after Location in Old Allestree Village
- Close to Allestree Park & Darley Abbey Village

## DARLEY ABBEY MILLS

### THE MILLS

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

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## MICKLEOVER

### THE STUDIO

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Mickleover  
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