



£430,000

Gisborne Crescent, Derby DE22 2FL

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Open Plan Living/Kitchen/Diner
- Extended Semi Detached Family Home
- 4 Bedrooms, 3 Storeys
- Spacious Reception Hall
- 2 Bathrooms Plus Cloakroom
- Landscaped Private Rear Garden
- 3 Reception Areas
- Ideal Family Purchase
- COUNCIL TAX BAND D

Property Description

New to the market is this superbly presented extended bay-fronted four bedroom semi detached home located within a sought after residential area, close to local amenities.

Main Particulars

Derbyshire Properties are delighted to present for sale this beautifully extended and spacious period bay-fronted semi detached home located within a sought after area. The property for the comprises of:- spacious reception hall, cloakroom/WC, living room, dining room, kitchen, and living area (rear extension). The first floor landing provides access to 3 bedrooms, family bathroom, and study area. The second floor loft conversion has created a beautiful master suite with en-suite shower facility. Externally the property is located on a sizable plot offering a double width driveway to the front elevation and private rear garden, ideal for all the family.

Located in a very sought after location close to nearby Allestree Park and other local amenities.

We believe interest will be high and an internal inspection is essential to avoid missing out!!

Location

The location close to Allestree Old Village, which is a popular residential area, is situated approximately four miles from the City centre and provides an excellent range of local amenities including the noted Park Farm shopping centre, excellent schools at all levels and regular bus services. Recreational facilities include Woodlands Tennis Club, Allestree Park, Markeaton Park and Kedleston golf course.

The property is within walking distance of local shops, petrol station and amenities. A regular bus service also operates along Duffield Road (A6). There is easy access on to the A6, A38, A50, A52 leading to the M1 motorway.

Ground floor

Reception Hall

Entered via the front elevation via composite door with adjoining obscured side panel into this light and airy reception hall with wood floor covering and wall mounted radiator with decorative cover. Staircase to the 1st floor landing with useful bespoke pull-out drawers, internal doors allow for access into the living room, dining room, kitchen and cloakroom/WC.

Cloakroom/WC

With low-level WC, corner mounted vanity unit, wood panelled walls, wall mounted chrome heated towel rail, double glazed window to the side elevation and spotlights and extractor fan to ceiling.

Living Room

4.25m x 3.57m (13' 11" x 11' 9") With double glazed bay window to the front elevation with bespoke shutter blinds, decorative coving and picture rail, wall mounted radiator and TV point. The feature focal point of the room is a cast-iron log burning fire with decorative wooden surround set upon a raised stone hearth.

Sitting Room 'Living Area' (Currently Used As A Playroom)

3.59m x 2.99m (11' 9" x 9' 10") With decorative coving, picture rail and dado rail to walls and ceiling, wall mounted radiator and feature fire alcove with timber lenth over. Door opening leads to rear extension.

Living/Dining Area (Rear Extension)

This beautiful rear extension combines the kitchen and sitting room effortlessly. A range of double glazed windows to the rear and side elevations creates high levels of natural light and a insulated ceiling provide warmth. Wood floor covering, wall mounted radiators, double glazed door to the side elevation, spotlights and Velux window to ceiling.

Kitchen

4.34m x 2.79m (14' 3" x 9' 2") This superb 'shaker' kitchen comprises of a range of matching wall and base mounted units with granite worksurface incorporating a one and a half bowl sink with mixer taps. Freestanding gas range, extractor canopy, breakfast bar seating area, under cupboard lighting, integrated fridge/freezer, microwave oven. Plinth lighting, partly tiled walls, kitchen cupboard housing the gas combination boiler, window to be side elevation and tiled floor covering.

First Floor

Landing

Accessed via the reception hall with double glazed window with blinds to the side elevation, secondary staircase to 2nd floor and access to 3 bedrooms, family bathroom and study area.

Study Area (Previously A Bedroom)

With double glazed window with bespoke shutters to the front elevation, wall mounted radiator and space for the bedroom furniture.

Bedroom 2

4.27m x 3.59m (14' 0" x 11' 9") With double glazed bay window to the front elevation with bespoke shutters, decorative picture rail and wall mounted radiator.

Bedroom 3

3.55m x 3.00m (11' 8" x 9' 10") With double glazed window to rear elevation, decorative picture rail and wall mounted radiator.

Bedroom 4

2.72m x 2.23m (8' 11" x 7' 4") (currently used as a study) with double glazed window to the rear elevation, wall mounted radiator.

Family Bathroom

Comprising of a three-piece modern white suite to include an encased WC with attached vanity unit. Space saver bath with mains fed rainfall shower over and complimentary glass shower screen. Fully tiled walls and floor, ceiling mounted extractor fan and spotlights, double glazed obscured window and wall mounted chrome heated towel rail.

Second floor

Landing

Accessed via the first floor landing with Velux skylight to the side elevation and internal door leading to the master bedroom.

Master Bedroom

4.92m x 4.19m (16' 2" x 13' 9") This beautiful and spacious loft conversion benefits from skylight to the front elevation and large double glazed window to the rear elevation. Wall mounted radiator, space for bedroom furniture and internal door leading to:-

En-Suite

Comprising of a modern three-piece white suite to contain WC, vanity unit and large shower enclosure with main fed, shower and attachment over. Half wall panelling, wall mounted electrical shaver point, ceiling mounted spotlights and extractor fan, double glazed obscured window, wall mounted chrome heated towel rail and wood floor covering.

External

Outside

One of the big features about this fantastic property is its landscaped private rear garden laid to lawn with Indian stone paved patio providing a great entertaining space with well stocked flower beds incorporating sleepers and is fully enclosed by fencing and has a timber shed.

To the front elevation there is a double width driveway provides car standing spaces for approximately three/four vehicles.

Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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