



## 71 Laburnum Crescent, Allestree, Derby, DE22 2GS

**Offers In The Region Of**  3  1  2  D  
**£295,000**

Located between Portway primary and Woodlands secondary schools, this is an ideal property for the young growing family featuring three bedrooms, open plan lounge and diner with conservatory and detached brick built garage.



# 71 Laburnum Crescent, Allestree, Derby, DE22 2GS

## Offers In The Region Of £295,000



### DIRECTIONS

Approaching the property from Birchover Way turn onto Woodlands Lane then first right onto Laburnum Crescent, follow the road for a short distance, just after the bend the property will be found on the right.

The gas centrally heated (new boiler installed March 2025) and UPVC double glazed accommodation comprises, enclosed entrance porch, hallway, lounge leading into a dining room and conservatory, fitted kitchen, three first floor bedrooms and modern bathroom with shower over bath.

Externally there is a front and side driveway providing off road parking leading to a brick built detached garage. The rear garden is neatly landscaped and tiered with a lower paved patio leading to a lawn with fenced borders and shed.

The property is located close to useful local shops including grocery stores, hot food outlets, newsagent, cafe, chemist, car garage and popular public houses along with both the reputable Portway primary school and Woodlands secondary school. There is also the nearby Allestree park and woods. Derby city centre is a short distant away connected by a local frequent public transport service.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE PORCH

An enclosed space with UPVC double glazed door and windows, tiled floor, inner door into:

##### HALLWAY

With stairs leading to the first floor, radiator and access into kitchen and lounge.

##### LOUNGE

13' x 11'11" (3.96m x 3.63m)

With wooden flooring throughout, UPVC double glazed bow window to the front elevation, media connections and fireplace with inset gas fire and hearth, inset ceiling spotlights, radiator and archway into:

##### DINING ROOM

10'4" x 7'9" (3.15m x 2.36m)

With ample space for a dining table and chairs, wooden flooring, radiator and UPVC double glazed French doors into:

##### CONSERVATORY

11'2" x 10'11" (3.40m x 3.33m)

Of brick base construction with UPVC double glazed windows and French doors to the garden, glazed roof, quality wooden laminate flooring, electric heater.

## KITCHEN

12' x 7'5" (3.66m x 2.26m)

Fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, space for gas cooker, washing machine and fridge freezer, tiled floor, UPVC double glazed window and door to garden.

## FIRST FLOOR

### LANDING

Side UPVC double glazed window and loft access.

### BATHROOM

5'10" x 5'9" (1.78m x 1.75m)

Smartly appointed with a white three piece comprising a panelled bath with enlarged showering area and mains overhead shower, screen, wash basin and WC neatly set into a vanity unit, tiled floor with underfloor heating, tiled walls, UPVC double glazed window, store cupboard and extractor fan.

## BEDROOM ONE

10'6" x 9'5" (3.20m x 2.87m)

Having a large UPVC double glazed window to the front elevation, space for all furniture, media connections and radiator.

## BEDROOM TWO

10'5" x 10' (3.18m x 3.05m)

A generous double bedroom with rear facing UPVC double glazed window, radiator and built-in cupboard housing combination boiler installed March 2025.

## BEDROOM THREE

8'6" x 6'2" (2.59m x 1.88m)

UPVC double glazed window, media connection and radiator.

## OUTSIDE

Externally there is a front and side driveway providing off road parking leading to a brick built detached garage. The rear garden is neatly landscaped and tiered with a lower paved patio leading to a lawn with fenced borders and shed.



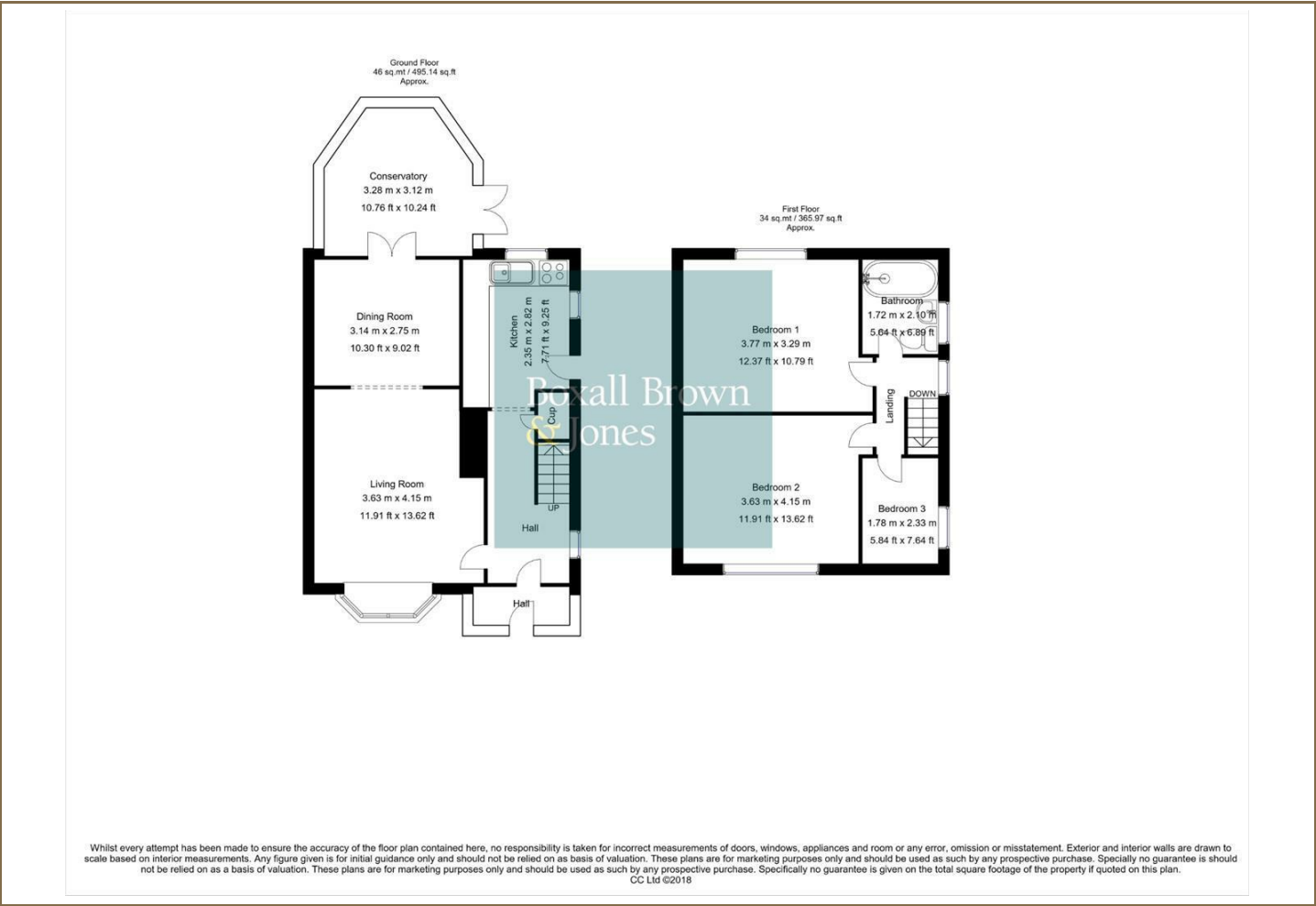




## Road Map



## Floor Plan

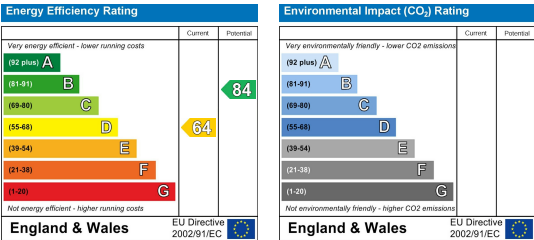


## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

## Energy Efficiency Graph



[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
[sales@boxallbrownandjones.co.uk](mailto:sales@boxallbrownandjones.co.uk)

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
[belper@boxallbrownandjones.co.uk](mailto:belper@boxallbrownandjones.co.uk)