

17 Lens Road, Allestree, DE22 2NB



Hannells

— SELECT —

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1. ABOUT SELECT



WELCOME TO SELECT

Like all of our outstanding **SELECT** properties, there's much to admire about this fantastic property that might just be your new home. If you like what you see, don't risk missing out on it. Contact us today to organise a viewing at your earliest convenience. If you have any questions or would like more information, please feel free to get in touch.

2. EXTERNAL



3. KEY FEATURES

KEY FEATURES

- > FOUR BEDROOMED DETACHED FAMILY HOME IDEAL FOR A GROWING FAMILY
- > WELL PRESENTED INTERIOR
- > HIGHLY SOUGHT-AFTER LOCATION OF ALLESTREE
- > EPC RATING C
- > COUNCIL TAX BAND E
- > FREEHOLD



4. DESCRIPTION

“ An excellent opportunity arises for a growing family to purchase this spacious and extended, four bedroomed detached property, located in the highly sought after area of Allestree. Having a well presented interior throughout, this family home benefits from uPVC double glazing, gas central heating, a private and enclosed rear garden and off-road parking together with a car port and a garage.

In brief, the accommodation comprises: Entrance hall with storage; cloakroom/WC; spacious lounge with a feature fireplace and French doors giving access to the garden; separate dining room; modern fitted breakfast kitchen with integrated appliances; separate utility room. To the first floor are four double bedrooms, the master bedroom having an en suite shower room; first floor landing with a storage cupboard; family bathroom having a three-piece suite.

To the front of the property is a driveway providing off-road parking for several vehicles together with a car port and garage, lawned garden and hedge boundaries, whilst to the rear is a private, enclosed garden, laid mainly to lawn with patio areas and flowerbeds together with hedge and fenced boundaries.

Lens Road is situated within a prestigious, highly desirable location, close to local shops within the Darley Abbey area, well-regarded schools and being within the Woodlands Secondary School Catchment Area, local public transport routes with access into Derby City Centre, Duffield, Belper, Matlock and Bakewell. The property is also situated close to local parks and National Trust sites including Darley Park, Markeaton Park and Kedleston Hall. There are excellent road links with the A6 and A38 road networks allowing access through to the M1 motorway, Derby Train Station and East Midlands Airport.

Internal viewings are essential to appreciate the size, standard and location of the accommodation on offer.



5. ROOMS



Entrance Hallway | 19' 2" x 5' 9" (5.84m x 1.75m)

Cloakroom/WC | 5' 1" x 2' 10" (1.55m x 0.86m)

Lounge | 23' 5" x 11' 10" (7.13m x 3.60m)

Dining Room | 16' 11" x 8' 10" (5.15m x 2.69m)

Breakfast Kitchen | 14' 4" x 8' 10" (4.37m x 2.69m)

Utility Room | 8' 10" x 5' 10" (2.69m x 1.78m)

First Floor Landing | 12' 3" x 3' 2" (3.73m x 0.96m)

Master Bedroom | 11' 8" x 10' 9" (3.55m x 3.27m)

En suite | 7' 7" x 2' 7" (2.31m x 0.79m)

Bedroom Two | 12' 4" x 11' 9" (3.76m x 3.58m)

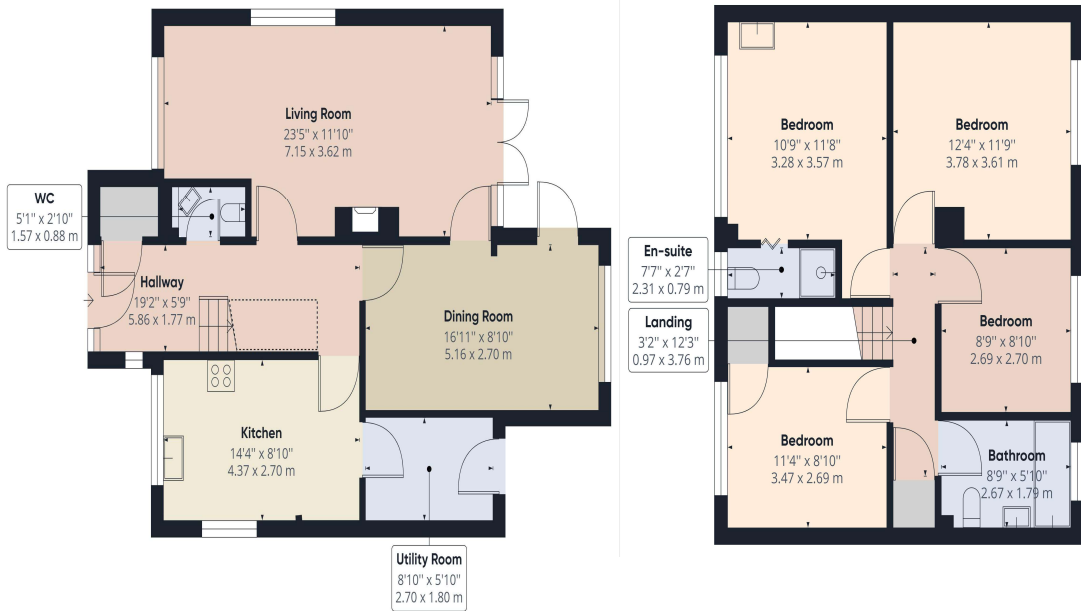
Bedroom Three | 11' 4" x 8' 10" (3.45m x 2.69m)

Bedroom Four | 8' 10" x 8' 9" (2.69m x 2.66m)

Bathroom | 8' 9" x 5' 10" (2.66m x 1.78m)



6. FLOOR PLANS / EPC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GET IN TOUCH

Tel: 01332 556633

Email: allestree@hannells.co.uk

Visit: www.hannells.co.uk

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