



Farnborough Gardens
Allestree Derby



Property Description

Hall & Benson are pleased to market this detached property in the desirable area of Allestree. The house is well presented throughout and benefits from having ample off road parking as well as an integral garage.

To the ground floor, the accommodation comprises a lounge, dining room, kitchen, conservatory and cloakroom. The first floor presents bedroom one with an en-suite, a further three bedrooms and family bathroom.

The rear garden has a patio area, lawn and access round the side of the property.

The location of the property offers convenient access to major transport links and local amenities.

Ground Floor

Entrance Hallway

UPVC front door, carpeted flooring, door to lounge.

Lounge

17' 11" max x 11' 5" max (5.46m max x 3.48m max)

Carpeted flooring, two radiators, UPVC double glazed window to the front elevation, gas fire and surround.

Dining Room

11' 1" x 8' 4" (3.38m x 2.54m)

Carpeted flooring, one radiator, double glazed aluminium frame sliding door to the rear elevation leading to the conservatory.

Kitchen

11' 1" max x 11' 2" max (3.38m max x 3.40m max)

Tiled flooring, wall and base units with tiled splashback, ceramic sink and drainer with mixer tap, integrated electric oven, four ring electric hob with extractor fan above, space for a washing machine, dishwasher and fridge-freezer, one radiator, double glazed window and door to the rear elevation.

Conservatory

9' 6" max x 18' 9" max (2.90m max x 5.71m max)

Tiled flooring, UPVC double glazed windows, UPVC double glazed French doors to the rear elevation.

Cloakroom

Tiled flooring, part tiled walls, WC, vanity sink with mixer tap, heated towel rail.

First Floor

Landing

Carpeted flooring, UPVC double glazed frosted window to the side elevation, loft access, built in airing cupboard.

Bedroom One

15' 3" max x 11' max (4.65m max x 3.35m max)

Laminate flooring, one radiator, UPVC double glazed window to the front elevation, door to en-suite.

En-Suite

Tiled flooring and walls, WC, pedestal sink with mixer tap, shower cubicle, heated towel rail, UPVC double glazed frosted window to the side elevation.

Bedroom Two

8' 5" x 8' 9" (2.57m x 2.67m)

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation.

Bedroom Three

11' 3" x 6' 11" (3.43m x 2.11m)

Carpeted flooring, one radiator, UPVC double glazed window to the rear elevation.

Bedroom Four

8' 1" x 7' (2.46m x 2.13m)

Laminate flooring, one radiator, UPVC double glazed window to the rear elevation.

Bathroom

Carpeted flooring, part tiled walls, bath, WC, pedestal sink with mixer tap, heated towel rail, double glazed frosted windows to the side and rear elevations.

Outside

Garage

16' 2" x 8' (4.93m x 2.44m)

Up and over door to the front elevation, equipped with lighting and electrics, pedestrian door to the side elevation leading to the lounge.

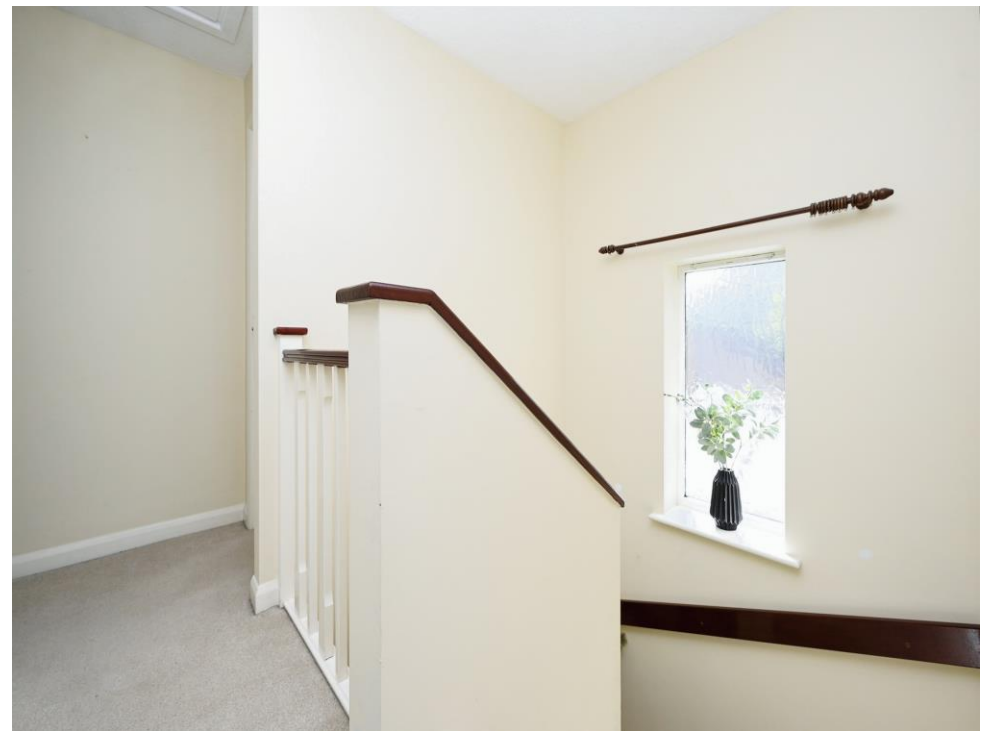
Front

Block paved driveway with ample parking for at least two vehicles.

Rear

Patio area, lawn, wooden shed, gated access to the side of the property.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

T 01332 555 945
E allestree@hallandbenson.co.uk

E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating: D

Tenure: Freehold

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