



Lawn Avenue
Allestree Derby



Property Description

Hall & Benson are delighted to market this four bedroom, detached house on the popular Lawn Avenue, just off Allestree Lane.

To the ground floor is a wide entrance hallway giving access to three reception rooms and the kitchen/diner. The first floor accommodation comprises the making bedroom with en-suite, a further two double bedrooms, a single bedroom and family bathroom with separate WC.

The property sits on a spacious plot due to being located on the corner on Lawn Avenue and Allestree Lane. The house offers a substantial amount of garden as well as off road parking and a garage with utility room to the rear.

The property is sold as seen with no upward chain and vacant possession. An internal viewing is highly advised to see the potential that the property has to offer.

Ground Floor

Porch

Accessed via the UPVC double glazed Front door to the side elevation, UPVC double glazed windows and tiled flooring.

Entrance Hallway

Traditional wooden front door, wooden flooring, one radiator, under stairs storage cupboard.

Lounge

10' 10" plus bay x 12' 10" (3.30m plus bay x 3.91m)

Carpeted flooring, one radiator, UPVC double glazed bay window to the front elevation, electric fire with bare brick surround.

Dining Room

12' 11" x 12' 10" (3.94m x 3.91m)

Carpeted flooring, two radiators, aluminum framed, double glazed sliding doors to the rear elevation, gas fire and surround.

Sitting Room

11' 8" x 11' 10" (3.56m x 3.61m)

Laminate flooring, one radiator, dual aspect with UPVC double glazed windows to the front and rear elevations.

Kitchen / Diner

16' 3" max x 5' 9" plus recess (4.95m max x 1.75m plus recess)

Laminate flooring, wall and base units with tiled splashback, sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor fan above, space for a dishwasher and fridge-freezer, one radiator, two UPVC double glazed windows to the side elevation. Door to side to access the rear garden.

Cloakroom

Stone flooring and WC.

First Floor

Landing

Carpeted flooring, UPVC double glazed frosted window to the side elevation.

Bedroom One

18' 10" plus wardrobe x 9' plus recess (5.74m plus wardrobe x 2.74m plus recess)

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

En-Suite

Vinyl flooring, shower cubicle, vanity WC and sink, one radiator, UPVC double glazed frosted window to the rear elevation.

Bedroom Two

10' 11" plus bay x 11' 4" (3.33m plus bay x 3.45m)

Wooden flooring, one radiator, UPVC double glazed bay window to the front elevation, fitted wardrobes.

Bedroom Three

9' 10" x 10' 11" plus wardrobes (3.00m x 3.33m plus wardrobes)

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

Bedroom Four

7' 6" x 7' 4" (2.29m x 2.24m)

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

Bathroom

Carpeted flooring, part tiled walls, bath with overhead shower, vanity sink, one radiator, UPVC double glazed frosted windows to the side and rear elevations.

Wc

Vinyl flooring, WC, UPVC double glazed frosted window to the side elevation.

Outside

To the front of the property is a block paved driveway with ample parking for at least two vehicles and a mature meadow lawn to the side.

The property sits on land with a wrap around garden inhabiting a raised patio area, lawn areas, small trees, shrubs, as well as a workshop and greenhouse.

Garage

19' x 8' 11" plus recess (5.79m x 2.72m plus recess)

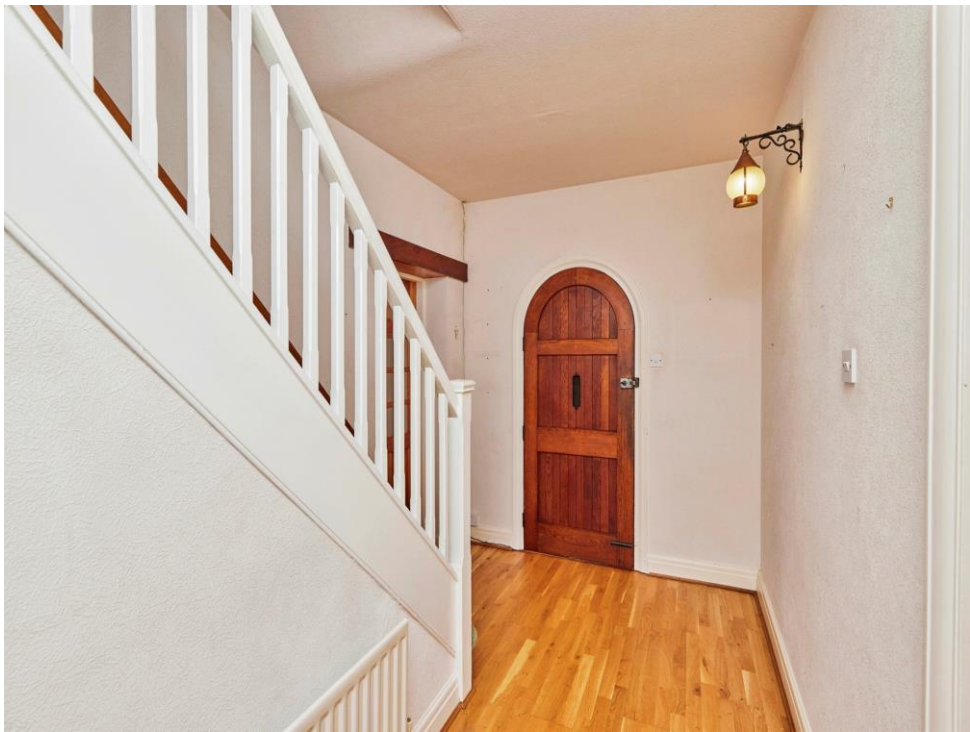
Up and over door to the front elevation, two windows to the side elevation, equipped with lighting and electrics, pedestrian door to the rear elevation accessing the utility room.

Utility Room

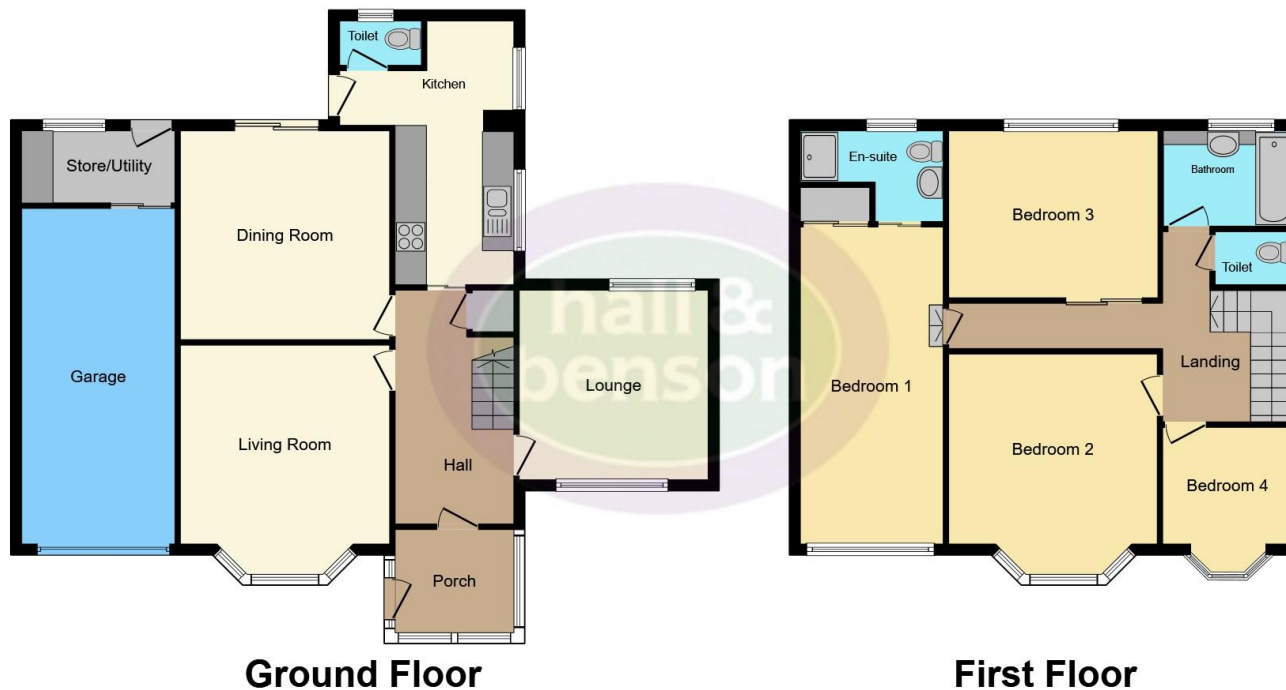
4' 6" x 9' (1.37m x 2.74m)

UPVC double glazed frosted door and window to the rear elevation accessible via the rear garden, plumbing and electrics for a washing machine and tumble dryer, door to access the garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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