



Home Farm Drive  
Allestree Derby





## Property Description

Hall & Benson are proud to bring to market this very well presented, detached home in the highly desirable Allestree area. The property has been extended which offers optimum living space making the property ideal for a growing family.

The ground floor accommodation comprises a lounge/diner, sun room, kitchen and cloakroom. The first floor offers four bedrooms, a family bathroom and a shower room. To the rear of the property is a low maintenance garden and access to the detached garage and versatile outhouse. To the front of the property is a driveway with ample parking for at least two vehicles.

The property is ideally situated within close proximity of local amenities, schools, bus routes and major transport links.

## Ground Floor

### Entrance Hallway

Accessed via the UPVC double glazed frosted front door, oak flooring, one radiator, UPVC double glazed window to the side elevation.

### Lounge / Diner

21' 10" max x 14' 6" max ( 6.65m max x 4.42m max )

Oak flooring, one radiator, UPVC double glazed window to the front elevation, electric fireplace and surround.

### Sun Room

13' 2" x 11' max ( 4.01m x 3.35m max )

Oak flooring, two radiators, UPVC double glazed windows and French doors to the rear elevation.

### Kitchen

15' 10" x 8' 4" ( 4.83m x 2.54m )

Tiled flooring, wall and base units with tiled splashback, ceramic sink with drainer and mixer tap, integrated electric oven and hob with extractor fan above, space for a fridge-freezer, dishwasher and washing machine, one radiator, built in pantry, UPVC double glazed windows to the rear and side elevations, UPVC double glazed frosted door to the rear elevation.

### Cloakroom

Tiled flooring and walls, WC, vanity sink with mixer tap, heated towel rail, UPVC double glazed frosted window to the front elevation.

## First Floor

### Landing

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

### Bedroom One

10' 8" x 11' 2" ( 3.25m x 3.40m )

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

### Bedroom Two

10' 3" x 8' 6" plus recess ( 3.12m x 2.59m plus recess )

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

### Bedroom Three

13' 9" max x 6' 5" max ( 4.19m max x 1.96m max )

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

### Bedroom Four

6' 2" plus recess x 10' 5" ( 1.88m plus recess x 3.17m )

Carpeted flooring, one radiator, UPVC double glazed windows to the front and rear elevations.

### Bathroom

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

### Shower Room

Tiled flooring and walls, shower cubicle, WC, vanity sink with mixer tap, heated towel rail.

### Garage

18' 4" x 8' 4" ( 5.59m x 2.54m )

Up and over door to the front elevation, window and door to the side elevation, equipped with lighting and electrics.

### Outbuilding

13' 1" x 7' 6" ( 3.99m x 2.29m )

Carpeted flooring, one radiator, UPVC double glazed window and door to the side elevation.

### Outside

To the front of the property is a block paved driveway with ample parking for at least two vehicles.

To the rear is a patio, raised decking and pergola, and flower beds inhabiting small trees and plants.















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](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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