



Robincroft Road
Allestree Derby



Property Description

Hall & Benson are pleased to bring to market this detached property, which is being sold with vacant possession and no upward chain. To the ground floor is two double bedrooms, bathroom, lounge and open plan kitchen/diner. The first floor presents a further two double bedrooms, one with a WC.

The property benefits from having ample off road parking as well as a garage. The rear garden is south facing and backs onto Allestree recreational ground.

Ground Floor

Entrance Hallway

UPVC double glazed frosted front door and window to the side elevation, carpeted flooring, one radiator.

Lounge

19' 4" x 11' 9" plus recess (5.89m x 3.58m plus recess)

Carpeted flooring, one radiator, UPVC double glazed window to the rear elevation, log burner and surround, open to the kitchen/diner.

Kitchen / Diner

22' 5" x 11' (6.83m x 3.35m)

Kitchen

Tiled flooring, wall and base units with tiled splashback, sink and drainer with mixer tap, electric oven, four ring electric hob with extractor fan above, dishwasher, heated towel rail, UPVC double glazed window and frosted door to the side elevation.

Diner

Carpeted flooring, one radiator, UPVC double glazed French doors and windows to the rear elevation.

Bedroom One

11' 5" x 13' 5" max (3.48m x 4.09m max)

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

Bedroom Two

11' 5" x 9' 10" (3.48m x 3.00m)

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

Bathroom

Tiled flooring and walls, bath with overhead shower, WC, pedestal sink, airing cupboard, heated towel rail, double glazed frosted window to the side elevation.

First Floor

Bedroom Three

11' 8" max x 12' 4" max (3.56m max x 3.76m max)

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

Bedroom Four

11' 6" plus recess x 12' 4" (3.51m plus recess x 3.76m)

Carpeted flooring, one radiator, UPVC double glazed window to the rear elevation, built in wardrobes, door to WC.

Wc

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

Garage

15' 9" x 8' 1" (4.80m x 2.46m)

Wooden double doors to the front elevation, lighting and electrics, pedestrian door to the rear. utility area at the back with space for a washing machine and tumble dryer.

Outside

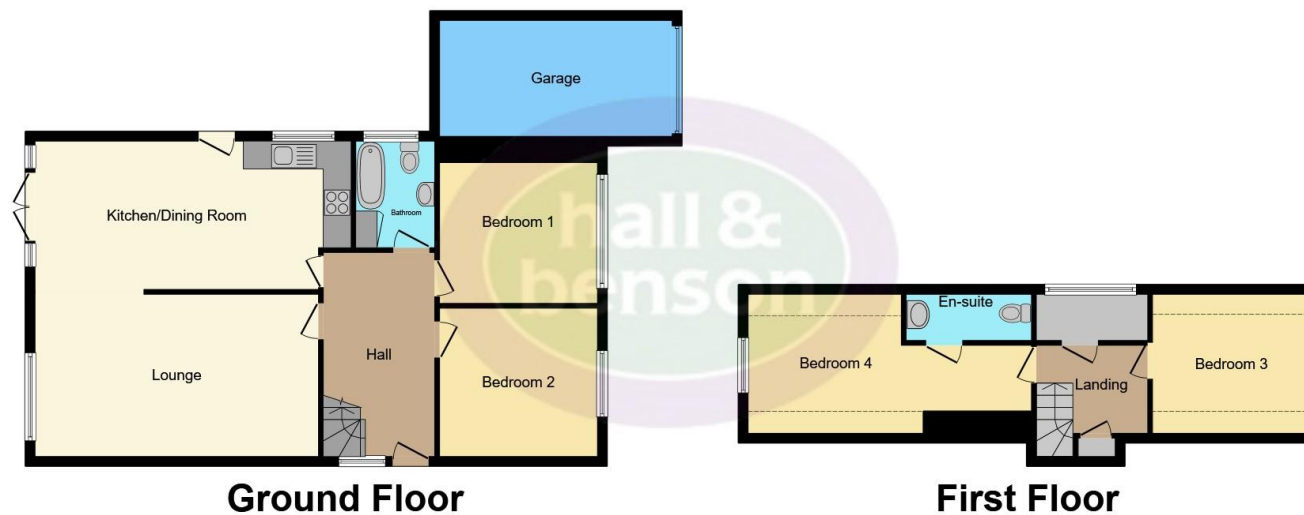
To the front of the property is a paved driveway with ample parking for multiple vehicles and a flower bed in the middle inhabiting shrubs and small trees.

To the rear is a south facing garden with a patio area, lawn, wooden shed and a pedestrian gate giving direct access to the playing field.









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

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EPC Rating: E

Tenure: Freehold

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