



Kedleston Road  
Derby



## Property Description

Hall and Benson are pleased to bring to market this superbly presented, detached house on the highly desirable Kedleston Road in Allestree. The property offers copious amounts of living space and sits on a generous plot offering a substantial front and rear garden.

The ground floor accommodation comprises a lounge, sun room, dining room, kitchen, utility room, cloakroom and internal access to the garage. The first floor offers the main bedroom with en-suite, family bathroom and four further double bedrooms, one of which is a versatile space and is currently being utilised as an office space.

Externally the property offers off road parking for multiple vehicles and a lawn to the front which is very private due to the mature hedges inhabiting the front boundary. To the rear is a flat and spacious garden offering multiple patio areas, lawn and mature plants.

The property is conveniently located within close proximity to local amenities, bus routes, schools and major transport links. We highly advise an internal viewing of the property in order to appreciate what it has to offer!

## Ground Floor

### Entrance Hallway

Accessed via the composite front door, wooden flooring, one radiator, built in storage cupboard.

### Lounge

21' 4" plus bay x 11' 11" ( 6.50m plus bay x 3.63m )

Carpeted flooring, two radiators, UPVC double glazed bay window to the front elevation, two UPVC double glazed windows to the side elevation, working open fire and surround, access to the sun room.

### Sun Room

12' max x 10' 1" max ( 3.66m max x 3.07m max )

Laminate flooring, UPVC double glazed windows and UPVC double glazed French doors to the side elevation.

### Dining Room

11' 3" x 11' 10" ( 3.43m x 3.61m )

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

### Kitchen

9' 6" x 11' 10" ( 2.90m x 3.61m )

Laminate flooring, wall and base units with breakfast bar and a tiled splashback, stainless steel sink and drainer with mixer tap, Integrated double electric oven and fridge, electric hob with extractor fan above, built in pantry currently inhabiting the fridge-freezer, one radiator, UPVC double glazed window to the rear elevation.

### Utility Room

5' 3" x 6' 5" ( 1.60m x 1.96m )

Vinyl flooring, wall and base units with a tiled splashback, stainless steel sink, space for a

washing machine and tumble dryer, UPVC double glazed window to the rear elevation.

## Cloakroom

Laminate flooring, WC, sink with a tiled splashback, one radiator, UPVC double glazed frosted window to the side elevation.

## First Floor

## Landing

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

## Bedroom One

17' max x 9' 9" ( 5.18m max x 2.97m )

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

## En-Suite

Vinyl flooring, part tiled walls, shower cubicle, WC, pedestal sink, heated towel rail, one radiator, UPVC double glazed frosted window to the rear elevation.

## Bedroom Two

12' 8" x 11' 11" ( 3.86m x 3.63m )

Carpeted flooring, one radiator, UPVC double glazed windows to the front and side elevations, fitted furniture.

## Bedroom Three

9' 6" x 11' 10" ( 2.90m x 3.61m )

Carpeted flooring, one radiator, UPVC double

glazed window to the front elevation.

## Bedroom Four / Study Area

11' 5" x 9' 6" ( 3.48m x 2.90m )

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

## Bedroom Five

8' 4" x 11' 11" ( 2.54m x 3.63m )

Carpeted flooring, one radiator, UPVC double glazed windows to the rear and side elevations, fitted furniture.

## Bathroom

Tiled flooring, part tiled walls, bath with overhead shower, WC, vanity sink with mixer tap, one radiator, UPVC double glazed frosted window to the rear elevation.

## Garage

16' 8" plus cupboards x 9' 3" plus recess ( 5.08m plus cupboards x 2.82m plus recess )

Double doors to the front elevation, UPVC double glazed frosted window to the side elevation, equipped with lighting and electrics.

## Outside

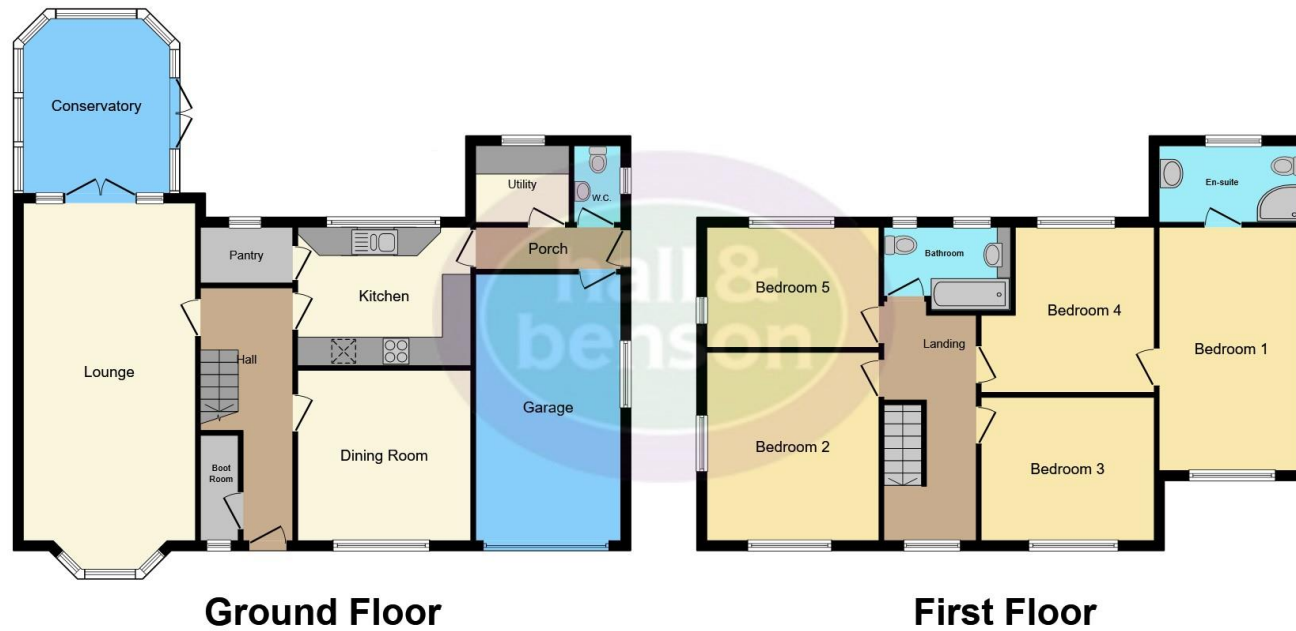
To the front of the property is a spacious driveway with ample parking for multiple vehicles lined with flower beds, a lawn area and mature hedges and trees.

To the rear is a flat landscaped garden with multiple patio areas, lawn, mature plants and trees. The outside is also equipped with a water tap and light.









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)

To view this property please contact Hall & Benson on

**T 01332 555 945**  
**E [allestree@hallandbenson.co.uk](mailto:allestree@hallandbenson.co.uk)**

E7 Park Farm Centre Park Farm Drive  
 DERBY DE22 2QQ

**EPC Rating: D**

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Tenure: Freehold



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Property Ref: ATR101583 - 0006