



Blenheim Drive  
Allestree Derby



## Property Description

Hall & Benson are delighted to bring to market this semi-detached house, located on the sought after Blenheim Drive in Allestree. The ground floor comprises a hallway, lounge/diner and separate kitchen. The first floor offers two double bedrooms, one single bedroom and a shower room.

The property is situated on a corner plot which offers off road parking, a garage, and also potential to extend if desired.

This location is sought after due to it's close proximity to Blenheim Parade, Park Farm and local bus routes.

A viewing is highly advised in order to see the potential that this property has to offer.

## Ground Floor

### Entrance Porch

Accessed via the UPVC double glazed frosted double doors, tiled flooring.

### Hallway

Carpeted flooring, one radiator.

### Lounge / Diner

22' 4" plus bay x 10' 10" max ( 6.81m plus bay x 3.30m max )

Carpeted flooring, two radiators, UPVC double glazed bay window to the front elevation, gas fireplace, aluminium framed double glazed sliding doors to the rear

elevation.

### Kitchen

16' max x 7' 5" max ( 4.88m max x 2.26m max )

Carpeted flooring, part tiled walls, wall and base units, stainless steel sink and drainer, space for a washing machine, fridge-freezer and cooker, UPVC double glazed windows to the side and rear elevations, UPVC double glazed frosted door to the side elevation.

## First Floor

### Landing

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

### Bedroom One

11' 2" plus bay x 11' max ( 3.40m plus bay x 3.35m max )

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

### Bedroom Two

11' max x 10' 4" plus recess ( 3.35m max x 3.15m plus recess )

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

### Bedroom Three

6' 6" x 5' 11" ( 1.98m x 1.80m )

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

## Shower Room

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

## Outside

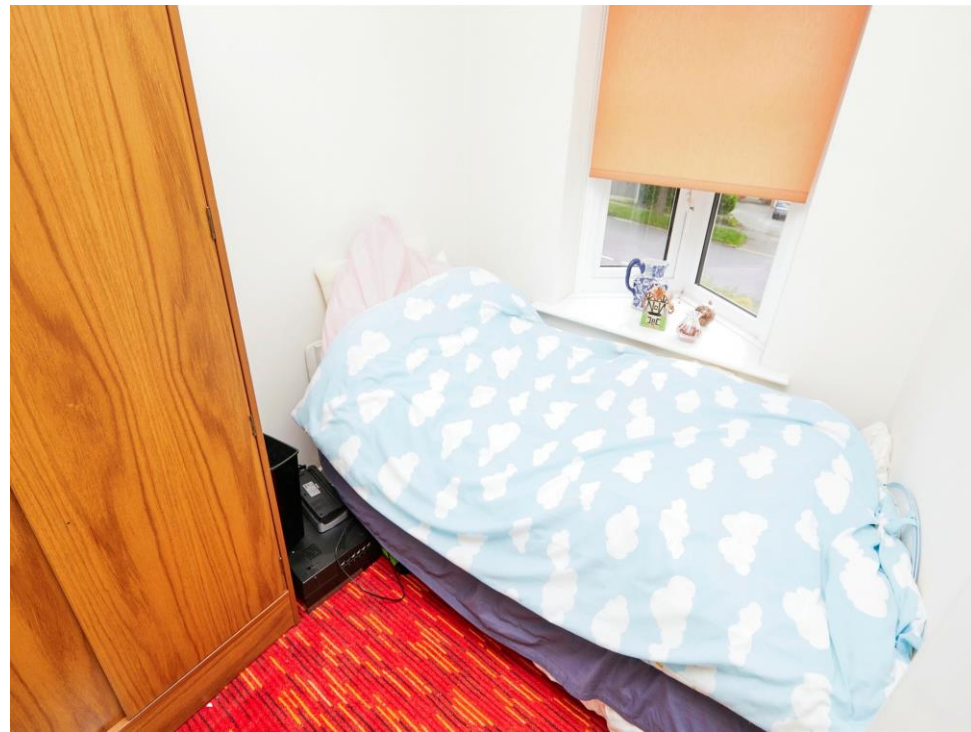
To the front of the property is a single, concrete driveway with lawn adjacent. A concrete path is to the side to access the rear garden which comprises a lawn, trees and mature plants.

## Garage

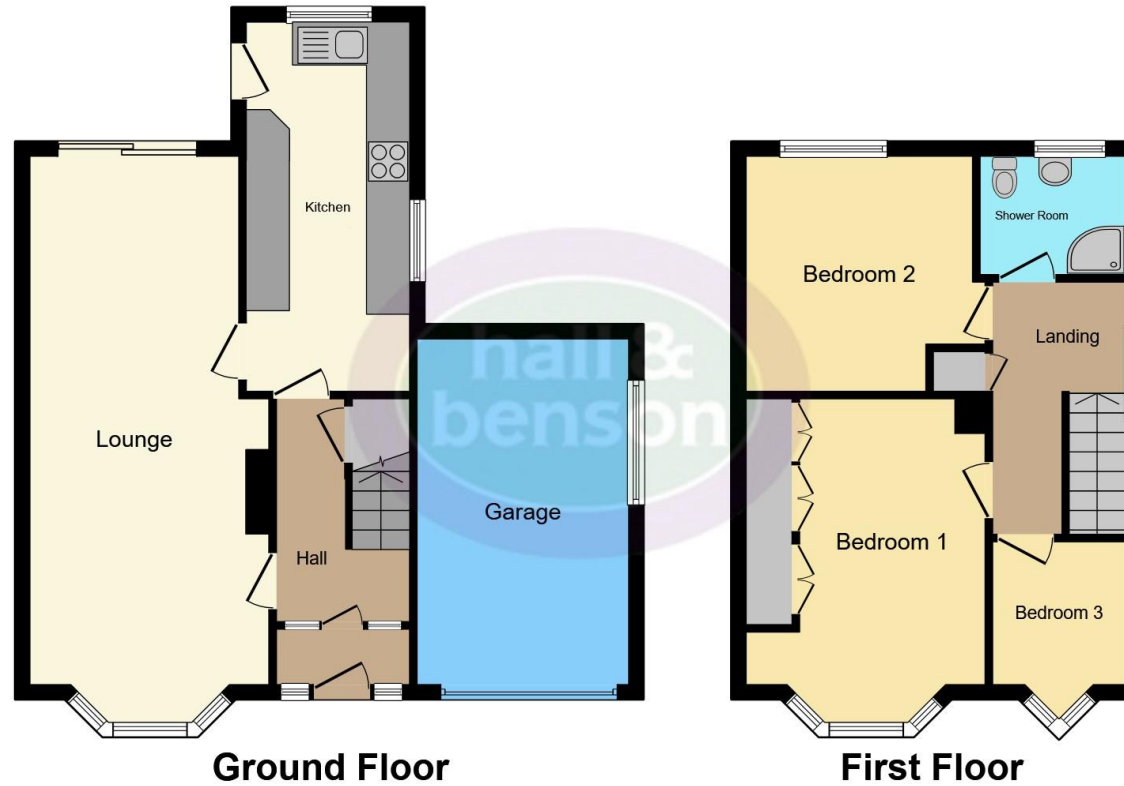
16' 4" max x 9' 7" max ( 4.98m max x 2.92m max )

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









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

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**EPC Rating: C**

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Property Ref: ATR101825 - 0008