



Lens Road
Allestree Derby



Property Description

Exceptional Four-Bedroom Home in Sought-After Allestree

Located in the prestigious and highly sought-after area of Allestree, this well-presented home offers spacious and stylish living with an open plan living/dining/kitchen area, conservatory, four bedrooms, a modern fitted bathroom, and ample off-road parking. Benefiting from uPVC double glazing and gas central heating, this property is a must-see.

Accommodation Features:

Entrance Hall: Welcoming entryway leading to the main living areas.

Spacious Lounge: Featuring a cozy fireplace, perfect for relaxation.

Open Plan Living/Dining/Kitchen: A modern space with fitted units, work surfaces, and plenty of room for entertaining.

Conservatory: A bright uPVC double-glazed conservatory offering additional living space.

First Floor:

Three Good-Sized Bedrooms: Providing ample space and comfort.

Modern Family Bathroom: Fitted with contemporary fixtures and fittings.

Second Floor:

Large Bedroom: A generous-sized bedroom with additional privacy.

Washroom/WC: Convenient second-floor facilities.

Outside Features:

Generous Driveway: Providing ample off-road parking at the front of the property.

Enclosed Rear Garden: Featuring patio seating areas and a lawn, perfect for outdoor activities and relaxation.

Location:

Lens Road is situated in a prestigious, highly desirable location, close to local shops in the Darley Abbey area, well-regarded schools, and within the Woodlands Secondary School Catchment Area. The property

Entrance Hallway

Cloakroom W/C

Lounge

17' 8" x 10' 11" (5.38m x 3.33m)

Living/Dining/Kitchen

17' 9" x 17' 7" (5.41m x 5.36m)

Conservatory

Irregular Shaped Room 10' 5" x 10' 5" (3.17m x 3.17m)

First Floor Landing

Bedroom One

10' 10" x 9' 1" (3.30m x 2.77m)

Bedroom Two

11' 7" x 8' 9" (3.53m x 2.67m)

Bedroom Three

10' 10" x 6' 8" (3.30m x 2.03m)

Bathroom W/C

Second Floor Landing

Bedroom Four

11' 9" x 10' 10" (3.58m x 3.30m)

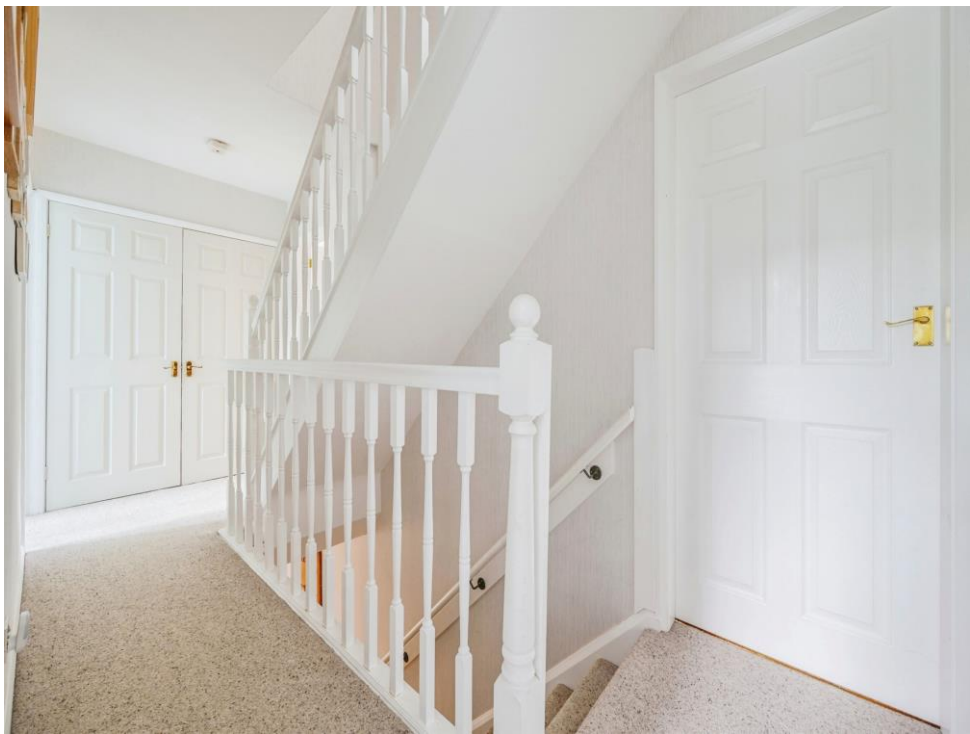
Washroom W/C

Exterior

Generous Driveway: Providing ample off-road parking at the front of the property.

Enclosed Rear Garden: Featuring patio seating areas and a lawn, perfect for outdoor activities and relaxation.









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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