



Birchover Way  
Allestree Derby



## Property Description

Hall & Benson are delighted to bring to market this detached property in the sought after residential area of Allestree.

The accommodation comprises a hallway, lounge, dining room and kitchen to the ground floor; and two double bedrooms, a single bedroom and bathroom with separate WC to the first floor.

Externally, the property offers a garden and driveway with ample parking for at least two vehicles to the front, and a patio area and large lawn to the rear.

The property is being sold with no upward chain and as vacant possession. It is ideally situated within close proximity of local amenities, including Park Farm Shopping Centre and Blenheim Parade, prestigious schools, bus routes and excellent transport links.

An internal viewing is highly advised.

## Ground Floor

### Entrance Hallway

Accessed via the UPVC double glazed frosted front door, carpeted flooring and staircase leading the first floor, one radiator.

### Lounge

12' 9" x 10' 10" into recess (3.89m x 3.30m into recess)

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

### Dining Room

10' 6" x 9' 2" (3.20m x 2.79m)

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

### Kitchen

10' 6" max x 8' 1" max (3.20m max x 2.46m max)

Vinyl flooring, wall and base units with tiled splashback, electric oven and four ring hob with extractor fan above, space for a washing machine and fridge, stainless steel sink and drainer with mixer tap, built in pantry, UPVC double glazed window to the rear, UPVC double glazed frosted door to the side elevation.

## First Floor

### Landing

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

### Bedroom One

13' 4" x 10' 1" (4.06m x 3.07m)

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

### Bedroom Two

10' 9" x 10' 1" (3.28m x 3.07m)

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

### Bedroom Three

9' 11" max x 7' 3" max (3.02m max x 2.21m max)

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

### Bathroom

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

### WC

Vinyl flooring, WC, UPVC double glazed frosted window to the side elevation.

### Outside

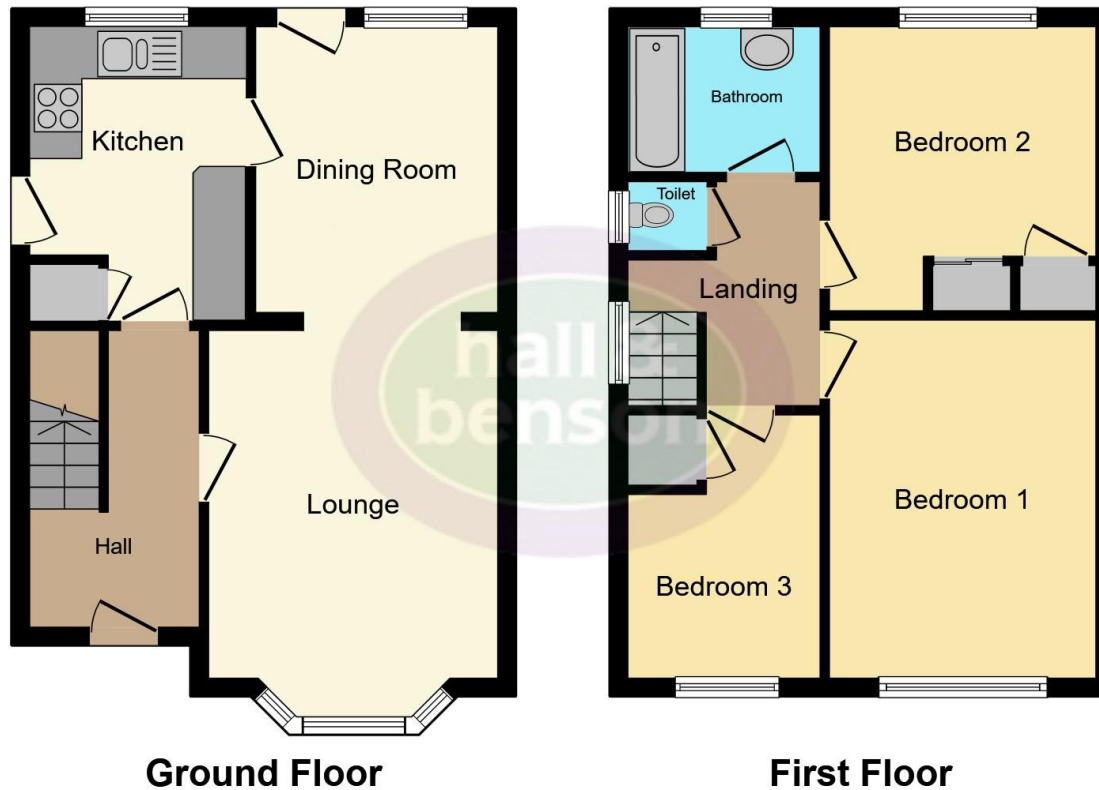
To the front is a lawn with driveway to the side with ample parking for at least two vehicles.

To the rear is a paved patio, garage and a flat lawn with mature trees and hedges to the border.









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: E**

**view this property online [hallandbenson.co.uk/Property/ATR101578](http://hallandbenson.co.uk/Property/ATR101578)**

Tenure: Freehold



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