



Windermere Crescent  
Allestree Derby



## Property Description

Hall & Benson are delighted to bring to market this superbly presented, semi-detached property in the highly desirable Allestree area.

The ground floor comprises a lounge, diner, kitchen/diner and an integrated garage. The first floor presents five bedrooms, a bathroom and shower room. The accommodation also offers a spacious loft which is currently being utilised as another room.

Externally, the property offers ample off road parking for at least two vehicles to the front. The rear offers a patio and raised lawn with a wooden shed to the rear.

Windermere Crescent is conveniently located within close proximity of Park Farm Shopping Centre and Blenheim Parade, local bus routes, Primary and Secondary school, and excellent transport links to major roads.

## Ground Floor

### Entrance Hall

Accessed via the front door, laminate flooring, one radiator.

### Lounge

13' 1" max x 13' 4" max ( 3.99m max x 4.06m max )

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

### Dining Room

10' 4" x 8' 10" ( 3.15m x 2.69m )

Laminate flooring, one radiator, UPVC double glazed sliding doors to the rear elevation.

### Kitchen

7' 9" x 9' 2" ( 2.36m x 2.79m )

Tiled flooring, wall and base units with a tiled splashback, sink and drainer with mixer tap, space for a cooker, fridge-freezer and washing machine, UPVC double glazed window to the rear elevation.

### Diner

Tiled flooring, one radiator, door to the rear elevation to access the garden.

## First Floor

### Landing

Carpeted flooring, access to all bedrooms, bathroom and shower room.

### Bedroom One

13' x 9' 10" max ( 3.96m x 3.00m max )

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

### Bedroom Two

12' 8" max x 9' 2" plus recess ( 3.86m max x 2.79m plus recess )

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

### Bedroom Three

10' 9" x 9' 10" ( 3.28m x 3.00m )

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

### Bedroom Four

7' 5" x 9' 3" plus recess ( 2.26m x 2.82m plus recess )

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

### Bedroom Five

9' 7" max x 6' 5" max ( 2.92m max x 1.96m max )

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

## Bathroom

Vinyl flooring, bath, WC, vanity sink, one radiator, UPVC double glazed frosted window to the rear elevation.

## Shower Room

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

## Outside

To the front of the property is a block paved driveway with parking for two cars, a small lawned area and a wooden gate to the side to access the rear garden. To the rear of the garden is a patio area with a raised lawn and flower beds, wooden shed to the rear, side access.

## Garage

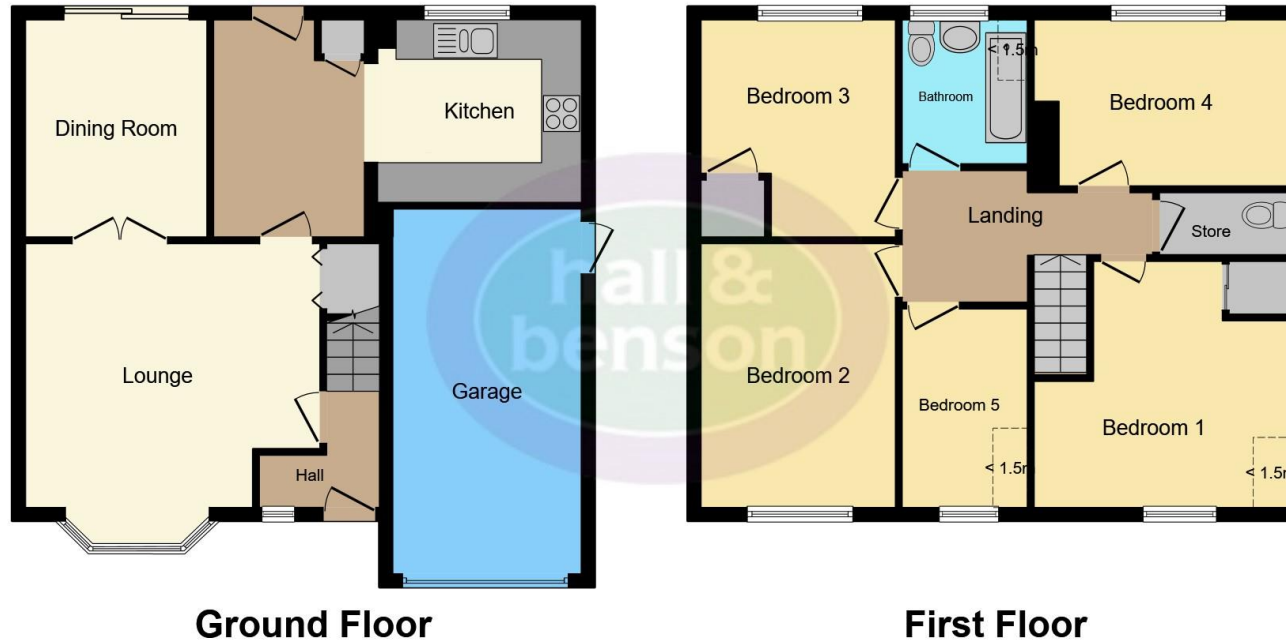
18' 4" x 9' 3" ( 5.59m x 2.82m )

Up and over door to the front elevation, pedestrian door to the side elevation.









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)

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**EPC Rating: Awaiting**

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