



Birchover Way
Allestree Derby



Property Description

Hall & Benson are delighted to bring to market this extremely well presented, semi-detached home situated in sought-after Allestree, in walking distance from Park Farm Shopping Centre and with great transport links to Derby City Centre. This three bedroom semi-detached house features open plan living/dining area with wooden floors throughout, kitchen and entrance way. The first floor comprises of master bedroom, two further bedrooms and family bathroom. This property benefits from having a spacious split level garden at the rear and driveway at the front of the house.

Entrance Hall

Laminate flooring with composite front door.

Lounge/Diner

UPVC Double glazed window to the front elevation, wooden floors throughout and wooden sliding doors separating the dining space from the living room area. Living room also boasts built in log burner. Dining area with space for dining table and patio doors to the rear giving access to the garden.

Kitchen

10' x 7' (3.05m x 2.13m)

Eye level and base level units, sink with draining board and mixer tap. Tile surround backsplash and laminate floors, integrated fridge and dishwasher. UPVC double glazed backdoor with cat flap and UPVC window to side aspect.



Landing

Floors boards with UPVC double glazed window to side aspect. Gives access to all three bedrooms and family bathroom.

Bedroom One

9' 6" x 13' (2.90m x 3.96m)

Large double room with UPVC double glazed window to front elevation, laminate flooring and radiator.

Bedroom Two

10' 1" x 6' 1" (3.07m x 1.85m)

Double room, carpeted throughout with built in storage and UPVC double glazed window to rear elevation.

Bedroom Three

10' 1" x 9' 5" (3.07m x 2.87m)

Single room, carpeted throughout, built in wardrobes and UPVC double glazed window to the front elevation.

Bathroom

10' 1" x 6' 1" (3.07m x 1.85m)

Bath with overhead shower, basin and low level w/c, tiled walls and LVT flooring with UPVC double glazed windows to rear elevation.

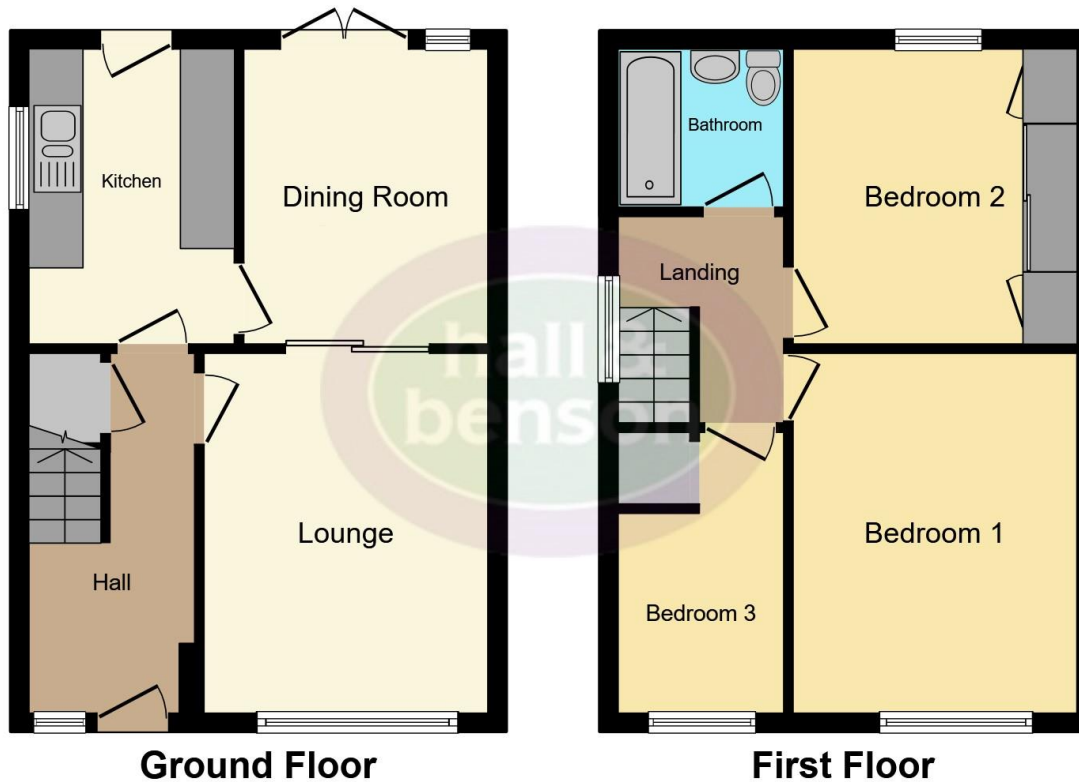
Outside

To the front of the property is a lawn with paved driveway and stairs leading to the front door. Gated access at the side of the property with steps to the rear split level garden comprising of a spacious lawn area and elevated patio space.









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

To view this property please contact Hall & Benson on

T 01773 824232
E belper@hallandbenson.co.uk

2a King Street
 BELPER DE56 1PS

EPC Rating: D

view this property online hallandbenson.co.uk/Property/ATR101955



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ATR101955 - 0003