



St. Mawes Close
Allestree Derby

St. Mawes Close Allestree Derby DE22 2GX

for sale offers in excess of
£317,500



Property Description

Hall & Benson are delighted to bring to market this extremely well presented chalet situated in the popular residential suburb of Allestree. It has great access to a range of local amenities such as Park Farm Shopping Centre and Blenheim Parade. It also boasts easily accessible transport links to Derby City Centre and a regular bus service. This three bedroom chalet features spacious living areas, w/c's on each floor, a unique breakfast area and family friendly garden. The ground floor consists of a family bathroom, large office space that doubles as a possible third bedroom, kitchen, breakfast area and generous lounge space. The first floor comprises of a master bedroom, second double bedroom and w/c. This property benefits from having a double garage, tarmac driveway and garden with well established fruit trees decorating the boundary.

The property is equipped with mains gas, electric & water, broadband, and a recently fitted combi-boiler by British Gas. It also has had previous planning permission for a two storey, side extension.

Ground Floor

Entrance Way

Composite front door into entrance hall, floor-length double glazed window to front aspect, laminate flooring, giving access to lounge, downstairs w/c, ground floor bedroom/office.

Lounge/ Breakfast Room

16' 11" x 10' 11" (5.16m x 3.33m)

Laminate floor throughout, radiator, UPVC double glazed window to front elevation, gas fire and surround. Separating door and pass through window between rooms with UPVC double glazed patio doors leading onto the garden.

Bedroom Three/ Office

10' 2" x 10' 2" (3.10m x 3.10m)

Laminate flooring, radiator, UPVC double glazed window to side aspect and storage cupboard.

Kitchen

7' 10" x 12' 6" (2.39m x 3.81m)

Tiled floor, eye and base level units, double sink with draining board with mixer tap. Integrated electric oven, four ring gas hob with extractor fan, space for fridge freezer and dishwasher, radiator, large enclosed pantry, UPVC double glazed window to rear elevation and door to the rear.



First Floor Landing

Carpeted, access to two first floor bedrooms and family bathroom.

Bedroom One

13' 7" x 10' 11" (4.14m x 3.33m)

Laminate flooring, radiator, UPVC double glazed window to front elevation and side aspect, fitted wardrobes, eaves storage.

Bedroom Two

13' 2" x 10' 2" (4.01m x 3.10m)

Laminate flooring, radiator, UPVC double glazed windows to side aspect and rear elevation, eaves storage.

Bathroom

Tiled floor, bath with overhead shower, w/c, basin, vanity unit, radiator, UPVC double glazed window to side aspect.

W/C

Laminate flooring, sloped ceiling, w/c, basin, radiator.

Outside

Externally, the property offers copious amounts of space due to it's corner location. The property benefits from having off road parking with ample parking for at least three vehicles, and a mature garden wrapping round 3 sides of the property.

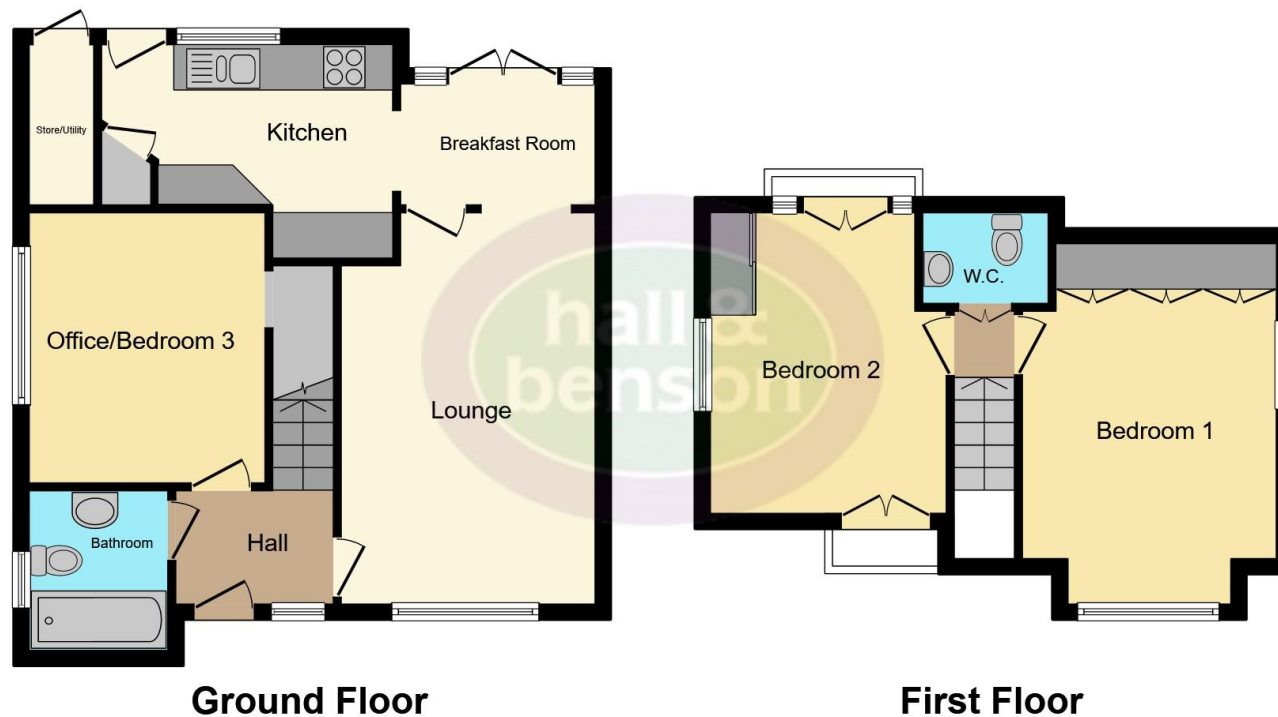
Garage

Double garage with doors to the front 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

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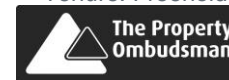
T 01332 555 945
E allestree@hallandbenson.co.uk

E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating: D Council Tax
 Band: C

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Tenure: Freehold



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