



Pentewan Close  
Darley Abbey Derby



## Property Description

Welcome to this charming three-bedroom home located on Pentewan Close in the highly sought-after area of Allestree which is in need of modernisation. This delightful property offers a comfortable and inviting living space ideal for families or those looking for a peaceful place to call home. Upon entering, you are greeted by a spacious living area that flows into a separate dining room. The kitchen is of a good size with ample storage, making it a practical space for both cooking and casual dining.

The property features three generously sized bedrooms, each providing plenty of natural light and space for relaxation. A well-maintained family bathroom. Outside, the property boasts a good-sized garden to the rear, providing a wonderful outdoor space. The front of the house offers a driveway and a garage, ensuring ample parking and additional storage options. Allestree is a popular suburb of Derby, known for its beautiful surroundings. It offers an excellent range of local amenities, including shops, restaurants, and highly regarded schools. For nature lovers, the nearby Allestree Park provides a perfect escape with its expansive green spaces, walking trails, walking trails, and a picturesque lake. Transport links in Allestree are excellent, with easy access to the A38 and A52, making commuting to Derby city centre and beyond a breeze. Public transport options are also readily available, with regular bus services connecting residents to nearby areas.

## Entrance Hall

UPVC front door, stairs to first floor, UPVC double glazed window to side aspect

## Lounge

16' 5" x 11' 5" ( 5.00m x 3.48m )

UPVC bay window to front elevation, carpeted, radiator and double doors leading to dining room

## Dining Room

14' 9" x 8' 6" ( 4.50m x 2.59m )

Carpeted throughout, storage cupboard, radiator, doors leading to kitchen.

## Kitchen

12' 5" x 11' 5" ( 3.78m x 3.48m )

Eye level and base level units, UPVC double glazed windows to rear elevation and side aspect. Sink with drainer and mixer tap, four ring gas hob. Integrated appliances and extractor fan.

## Landing

UPVC window to side aspect, carpet flooring, radiator

## Bedroom One

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

UPVC window to front, carpet flooring, built in wardrobes, radiator.

## Bedroom Two

11' 6" x 8' 7" ( 3.51m x 2.62m )

UPVC window to the rear, built in storage, radiator, carpet flooring.

## Bedroom Three

8' 8" x 5' 11" ( 2.64m x 1.80m )

UPVC window to rear, built in storage, radiator, carpet flooring.

## Bathroom

Three piece suite, laminate flooring, towel radiator, tiled walls, UPVC window to front aspect.

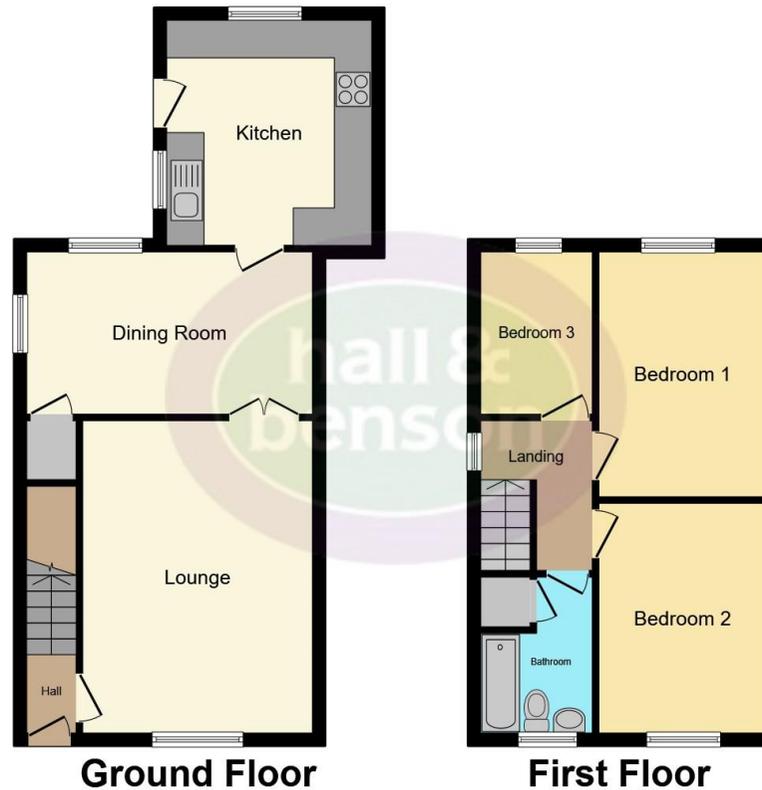
## Exterior

Driveway with garage to the front, good sized mainly laid to lawn rear garden.









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

**T 01332 555 945**  
**E [allestree@hallandbenson.co.uk](mailto:allestree@hallandbenson.co.uk)**

E7 Park Farm Centre Park Farm Drive  
 DERBY DE22 2QQ

EPC Rating: D Council Tax  
 Band: D

**view this property online [hallandbenson.co.uk/Property/ATR101409](http://hallandbenson.co.uk/Property/ATR101409)**



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](http://www.hallandbenson.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ATR101409 - 0022