



Windermere Crescent
Allestree Derby

Windermere Crescent Allestree Derby DE22 2SE

for sale
£270,000



Property Description

Located in the most sought-after area of Allestree, this spacious and well-presented home offers three good sized bedrooms, a modern fitted bathroom, lounge, extended dining room and kitchen, a good-sized rear garden and is offered for sale with no upward chain. With ample off-road parking and a detached garage, viewing is a must!

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance hall; spacious lounge with feature fireplace, and opening through to a good-sized dining room; additional dining area with sliding door opening onto the rear garden, and arch through to the extended breakfast kitchen with utility area; first floor landing; three good sized bedrooms; fitted family bathroom.

Outside, to the front of the property is a neat fore garden alongside a driveway providing ample off-road parking and giving access to the detached garage at the rear, where there is also an enclosed garden with patio seating area, shaped lawn and mixed flower and shrubbery beds.

The property benefits from views over Allestree towards Allestree Park and is ideally located to offer easy access to the Park Farm Shopping Centre, along with highly-regarded schools, road networks and public transport links.

Entrance Hallway

8' 11" x 3' (2.72m x 0.91m)

Lounge

13' 2" x 12' 8" (4.01m x 3.86m)

Dining Area

10' 8" x 8' 9" (3.25m x 2.67m)

Reception Room

8' 10" x 8' 9" (2.69m x 2.67m)

Breakfast Kitchen/Utility Room

20' 4" x 7' 5" (6.20m x 2.26m)

First Floor Landing

6' 3" x 3' 6" (1.91m x 1.07m)

Bedroom One

12' 7" x 9' 10" (3.84m x 3.00m)

Bedroom Two

10' 7" x 9' 9" (3.23m x 2.97m)

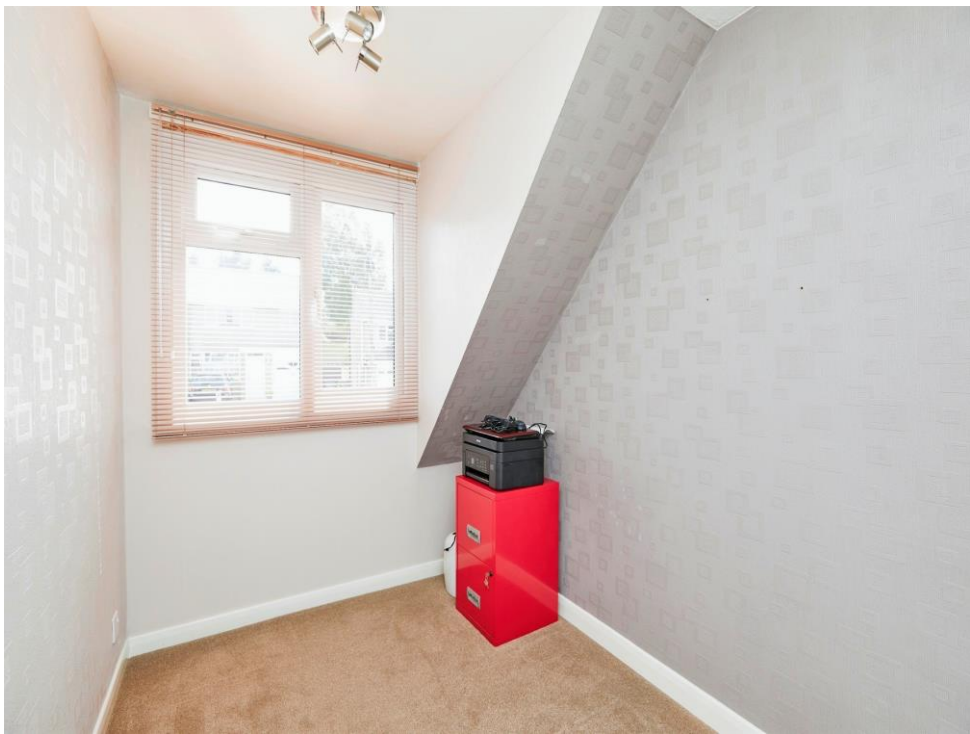
Bedroom Three

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

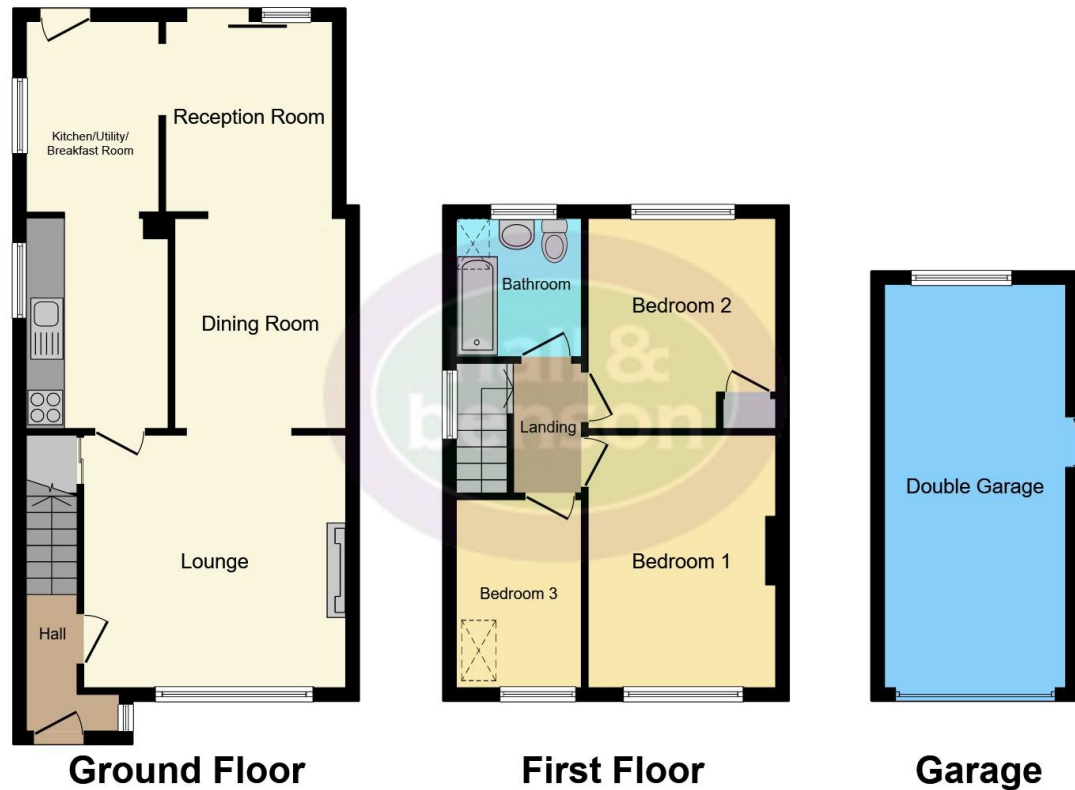
Bathroom

7' 1" x 6' 3" (2.16m x 1.91m)









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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EPC Rating: C Council Tax
 Band: C

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