



Portreath Drive  
Allestree Derby





### Property Description

Upon entering, you are greeted by a welcoming entrance hall, providing access to the main reception areas and upstairs bedrooms. The neutral decoration throughout creates a light and airy feel. The spacious combined living and dining room at the front of the property benefits from large windows, allowing for plenty of natural light. It offers a cozy setting for family relaxation or entertainment, with ample space for furnishings. The dining room area provides a flexible space, ideal for family meals or gatherings. It's conveniently located next to the kitchen. The extended kitchen offers generous worktop and storage space, with room for essential appliances and additional features such as a built-in oven and hob. The kitchen also benefits from a large window that overlooks the rear garden, allowing plenty of natural light to flow in. The adjoining conservatory provides direct access to the rear garden and is an ideal space for home activities, or relaxation. Upstairs, the spacious master bedroom is situated at the front of the house and can easily accommodate a king-sized bed, along with storage furniture. Both the second and third bedrooms are of good size. The bathroom is equipped with a standing shower, and washbasin, while the WC is situated separately. These are well-maintained and serves the bedrooms comfortably. To the front, the property offers lawned area with a driveway providing off-road parking. The property also includes a separate, spacious garage for storage.

### Entrance Hallway

Providing access to the main reception areas and upstairs bedrooms

### Dining/Living Space

23' 9" x 14' 4" ( 7.24m x 4.37m )

The spacious combined living and dining room at the front of the property benefits from large windows, allowing for plenty of natural light. It offers a cozy setting for family relaxation or entertainment, with ample space for furnishings. The dining room area provides a flexible space, ideal for family meals or gatherings. It's conveniently located next to the kitchen

### Kitchen

10' 2" x 8' 1" ( 3.10m x 2.46m )

The extended kitchen offers generous worktop and storage space, with room for essential appliances and additional features such as a built-in oven and hob. The kitchen also benefits from a large window that overlooks the rear garden, allowing plenty of natural light to flow in

### Conservatory

8' 7" x 7' 9" ( 2.62m x 2.36m )

The adjoining conservatory provides direct access to the rear garden and is an ideal space for home activities, or relaxation.

## Bedroom One

12' 9" x 10' 1" ( 3.89m x 3.07m )

The spacious master bedroom is situated at the front of the house and can easily accommodate a king-sized bed, along with storage furniture

## Bedroom Two

10' 7" x 10' 1" ( 3.23m x 3.07m )

Both the second and third bedrooms are of good size providing space for children, guest bedrooms or a home office.

## Bedroom Three

9' 3" x 7' 8" ( 2.82m x 2.34m )

Both the second and third bedrooms are of good size providing space for children, guest bedrooms or a home office.

## Shower Room

The bathroom is equipped with a standing shower, and washbasin.

## Seperate W/C

## Exterior

To the front, the property offers lawned area with a driveway providing off-road parking. The property also includes a separate, spacious garage for storage















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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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