



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.

Separate 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









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 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

view this property online hallandbenson.co.uk/Property/ATR102153

Tenure: Freehold



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: ATR102153 - 0007