



Memorial Road  
Allestree Derby





## Property Description

Nestled in the quiet and sought-after area of Allestree, this house on Memorial Road is a spacious and well-presented family home offering four good-sized bedrooms. This beautiful property boasts a double garage with ample off-road parking on the large driveway, perfect for multiple vehicles. The south-facing garden is not overlooked, creating an ideal space for outdoor entertaining or simply relaxing in the peace and privacy of your own home. The property is also located in the catchment area of well regarded schools making it a popular place for families. Internally, the property offers a bright and airy atmosphere, with a large living area, a modern kitchen, and plenty of storage space. The four bedrooms (the main bedroom having a good sized en-suite) provide flexibility for families, guests, or home studies, while the well-maintained bathroom ensures comfort for all. With no passing traffic on this quiet road, this is the perfect place for those who enjoy a peaceful and tranquil setting. Allestree is a highly desirable area located to the north of Derby. The area is perfect for families, with good schools, green spaces, and easy access to Derby city centre, just a short drive away. The nearby Allestree Park is a large public park with scenic walking trails. Additionally, the popular Markeaton Park is within easy reach, providing further options for leisure and recreation.

## Entrance Hallway

A spacious and inviting hallway welcomes you as you enter the property, providing access to all downstairs rooms. With ample

natural light and a neutral decor, it sets the tone for the rest of the home.

## Kitchen

12' 8" x 9' 9" ( 3.86m x 2.97m )

The newly fitted kitchen offers a modern and functional space. With sleek cabinetry, contemporary countertops, and integrated appliances, it is perfect for preparing family meals. The design provides plenty of storage and workspace, making it both practical and stylish.

## Utility Room

6' 4" x 5' 7" ( 1.93m x 1.70m )

Surface space, tiled back splash, eye level and base level units providing space for a washer and dryer, sink with mixer taps, access to the rear garden via the back door.

## Dining Room

8' 5" x 10' 2" ( 2.57m x 3.10m )

Situated at the rear of the house, the dining room allows natural light to flood through making it a great place to host and dine

## Lounge

21' 8" x 14' ( 6.60m x 4.27m )

The generously sized lounge is a bright and airy space, ideal for relaxing and unwinding. French doors open up to the south-facing back garden, filling the room with natural light and offering seamless indoor-outdoor living. This room provides a perfect setting for family

gatherings or quiet evenings.

## Study

6' 5" x 8' 11" ( 1.96m x 2.72m )

A well-proportioned study is located on the ground floor, offering a quiet and private space for working from home, studying, or pursuing hobbies. The room is versatile and can easily be adapted to suit your personal needs.

## Cloakroom

Conveniently located on the ground floor, the cloakroom features modern fixtures and is perfect for guests. It includes a WC and washbasin, offering practicality and comfort.

## Bedroom One

12' 5" x 11' 4" ( 3.78m x 3.45m )

The master bedroom is a spacious retreat, providing ample space for a large bed and additional furniture.

## En-Suite

The en-suite to the main bedroom boasts a good sized area, featuring contemporary fittings such as a heated towel rail, a shower, WC, and washbasin for added convenience and privacy.

## Bedroom Two

11' 4" x 11' 1" ( 3.45m x 3.38m )

Generously sized, offering plenty of space for

a double bed and storage.

## Bedroom Three

9' 8" x 11' 5" ( 2.95m x 3.48m )

Another generously sized room offering plenty of space for a double bed and storage.

## Bedroom Four

8' 9" x 6' 3" ( 2.67m x 1.91m )

A single bedroom, offering space for guests as well as a working from home space.

## Bathroom

The upstairs family bathroom is a large space and is well-equipped with a modern suite, including a keyhole shaped bath with rainfall shower, WC, washbasin and heated towel rail. Tastefully decorated and practical, it serves the three bedrooms on the upper floor.

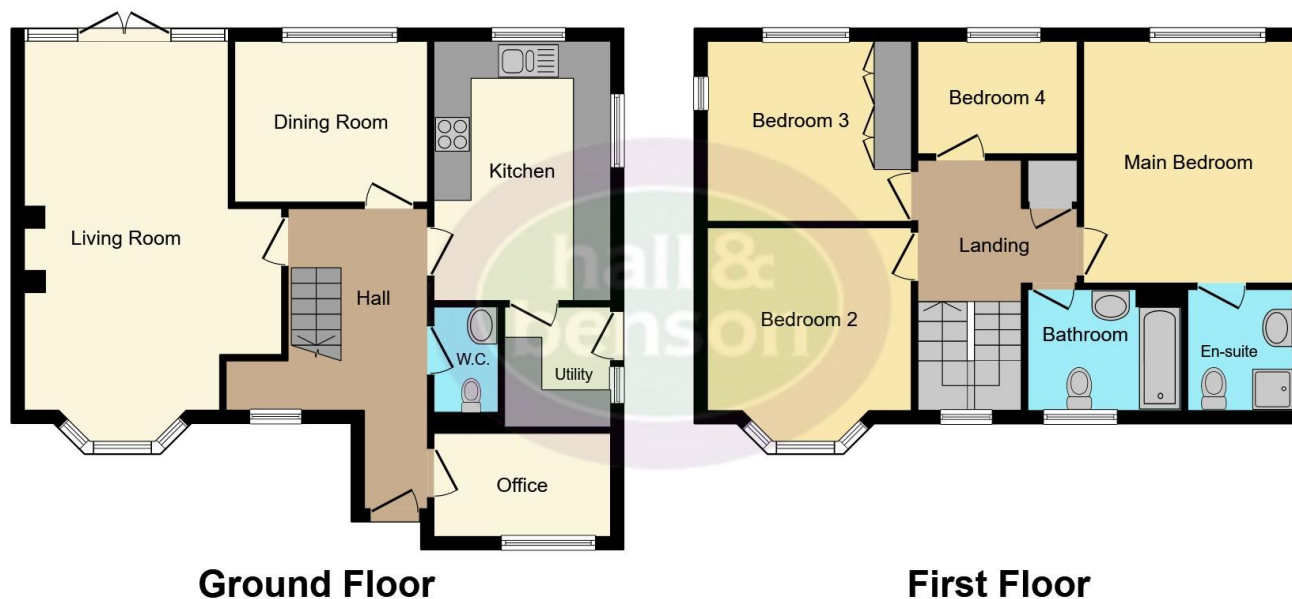












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Tenure: Freehold



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