



Portreath Drive  
Allestree DERBY



# Portreath Drive Allestree DERBY DE22 2RZ

for sale offers over  
**£270,000**



## Property Description

This stylish and recently modernised property offers contemporary living throughout and is ideal for families, first-time buyers or professionals seeking a move-in ready home in a prime location.

With a sleek open-plan kitchen/diner, spacious lounge, three well-proportioned bedrooms, and a modern family bathroom, this property is designed for comfortable and stylish living.

Allestree is a highly desirable residential suburb north of Derby, known for its excellent schools, green spaces, and easy access to the city centre. Portreath Drive is a quiet, family-friendly street within walking distance of local shops, parks, and transport links. The area benefits from close proximity to Allestree Park, Darley Park, and the University of Derby, making it ideal for both families and professionals. Excellent road links via the A38 and A6 also make commuting convenient.

## Lounge

4.45m x 4.11m

A bright and spacious front-facing lounge with a large window allowing natural light to flood the room. Tastefully decorated with modern tones, it provides the perfect space for relaxing or entertaining.

## Kitchen/Diner

4.45m x 3.15m

At the heart of the home is a stunning open-plan kitchen/diner. The kitchen features modern units, integrated appliances, and ample worktop space, all finished to a high standard. The dining area comfortably accommodates a family table and benefits from patio doors leading out to the rear garden.

## Bedroom One

4.78m x 2.57m

A generous double bedroom with sleek, neutral decoration and a large window overlooking the front of the property. Plenty of space for wardrobes and additional furniture.

## Bedroom Two

2.74m x 2.57m

Another good-sized double bedroom, overlooking the rear garden. Perfect as a second bedroom or guest room, with flexible potential for use as a home office

## Bedroom Three

3.48m x 1.75m

A single bedroom, ideal as a nursery, home office or children's bedroom, finished with the same modern style found throughout the home.

## Bathroom

Recently updated and stylishly tiled, this modern family bathroom comprises a full-size bath with shower over, wash basin with vanity unit, and a low-level WC

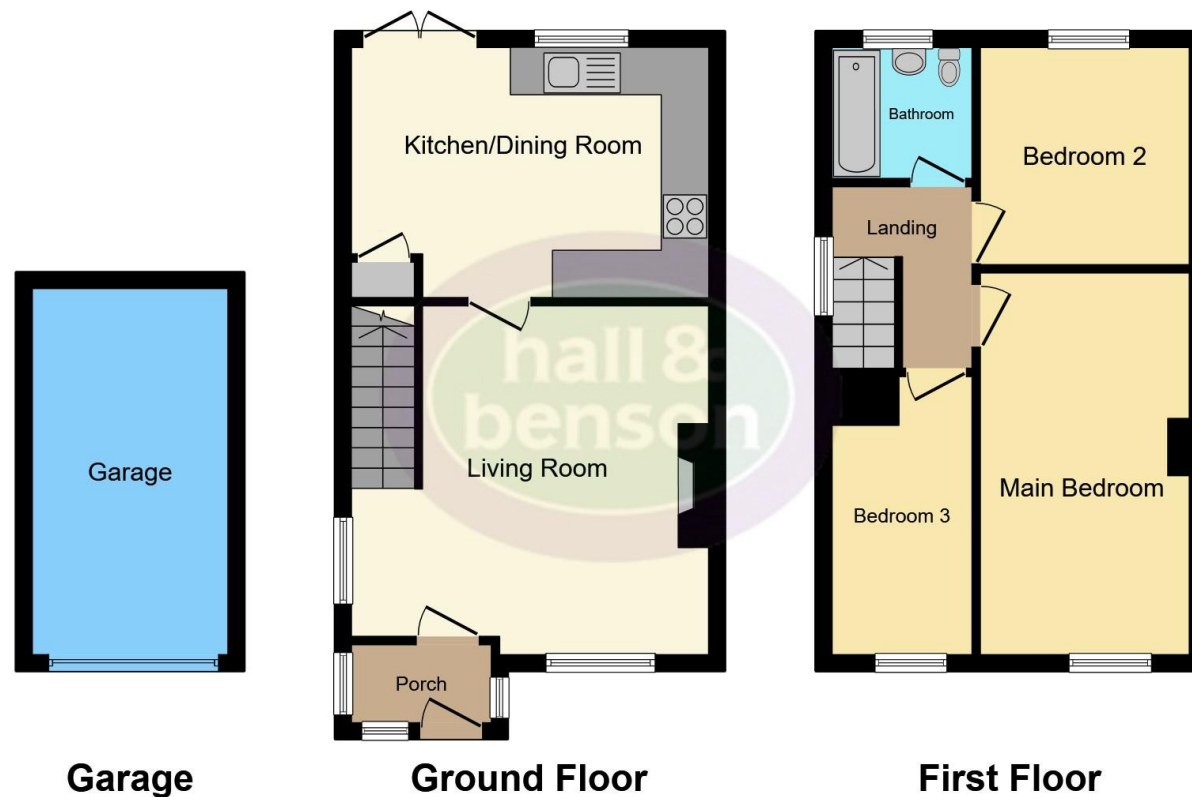












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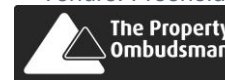
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EPC Rating: C Council Tax  
 Band: B

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Tenure: Freehold



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