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Kedleston Road  
Derby





## Property Description

Hall and Benson are delighted to market this beautiful semi-detached family home in the sought after location of Allestree. Kedleston Road is close to a wide range of local amenities including shops, schools, bus routes, major road links, hospital and easy commute to Derby. In brief, the property comprises of an entrance hallway with w/c, lounge, dining room and kitchen. To the first floor are three well-sized bedrooms and a family bathroom. To the outside, there is ample off-road parking to the front with access to the rear and a detached double garage. The rear garden is enclosed and allows a great space for all friends and family. This property will not be available for long, so please call us today to arrange your exclusive viewing.

## Entrance Porch

Accessed via front entrance door with window to the side and door into the hallway.

## Hallway

Having stairs rising to the first floor, understairs storage cupboard with power socket, carpet flooring and doors off too:

## Downstairs W.C

Having low level W.C, wash hand basin and double glazed window to the side.

## Dining Room

12' 7" x 11' 3" ( 3.84m x 3.43m )

Having double glazed bay window to the front elevation, carpet flooring and radiator

## Lounge

17' x 11' 4" ( 5.18m x 3.45m )

Having double glazed sliding patio doors to the rear leading out to the garden, carpet flooring, fireplace and a radiator.

## Kitchen

13' 4" x 8' 5" ( 4.06m x 2.57m )

Having a range of matching wall and base units with work surfaces over, inset sink and drainer, solid oak doors and integrated units including; washer, dishwasher, frost-free fridge/freezer, microwave, plus electric double fan oven and ceramic hob, splashback tiles, breakfast bar area, tiled flooring, a radiator, double glazed window to the rear and side elevation and door to the side.

## First Floor Landing

Having double glazed window to the side elevation, storage cupboards and doors off to the bedrooms and bathroom.

## Bedroom One

13' 1" x 11' 5" ( 3.99m x 3.48m )

Having double glazed bay window to the front elevation, fitted wardrobes, carpet flooring and a radiator.

## Bedroom Two

12' 9" x 11' 4" ( 3.89m x 3.45m )

Having double glazed window to the rear elevation, Fitted furniture comprising wardrobe and drawers ,carpet flooring and a radiator.

## Bedroom Three

8' 6" x 6' 8" ( 2.59m x 2.03m )

Having double glazed window to the front elevation, Fitted furniture comprising wardrobe and drawers a radiator and laminate flooring.

## Bathroom

Having low level W.C, pedestal wash hand basin, bath with electric shower over, storage cupboard, tiled walls, vinyl flooring and double glazed window to the side elevation..

## Outside

### Front

To the front of the property is a large block paved driveway providing ample off road parking with mature plants and bushes, gated side access to the garage and rear.

### Rear

To the rear the garden is mainly laid to lawn with mature borders, patio area, shed, summerhouse with electric supply and lighting garage and enclosed with hedging.

### Garage

22' 1" x 14' 7" ( 6.73m x 4.45m )

This double detached garage benefits from power and lighting with double doors to the front and window to the side, additionally there is a loft with loft ladder to access extra storage. This is an ideal space for hobbies or even working from home or small business.



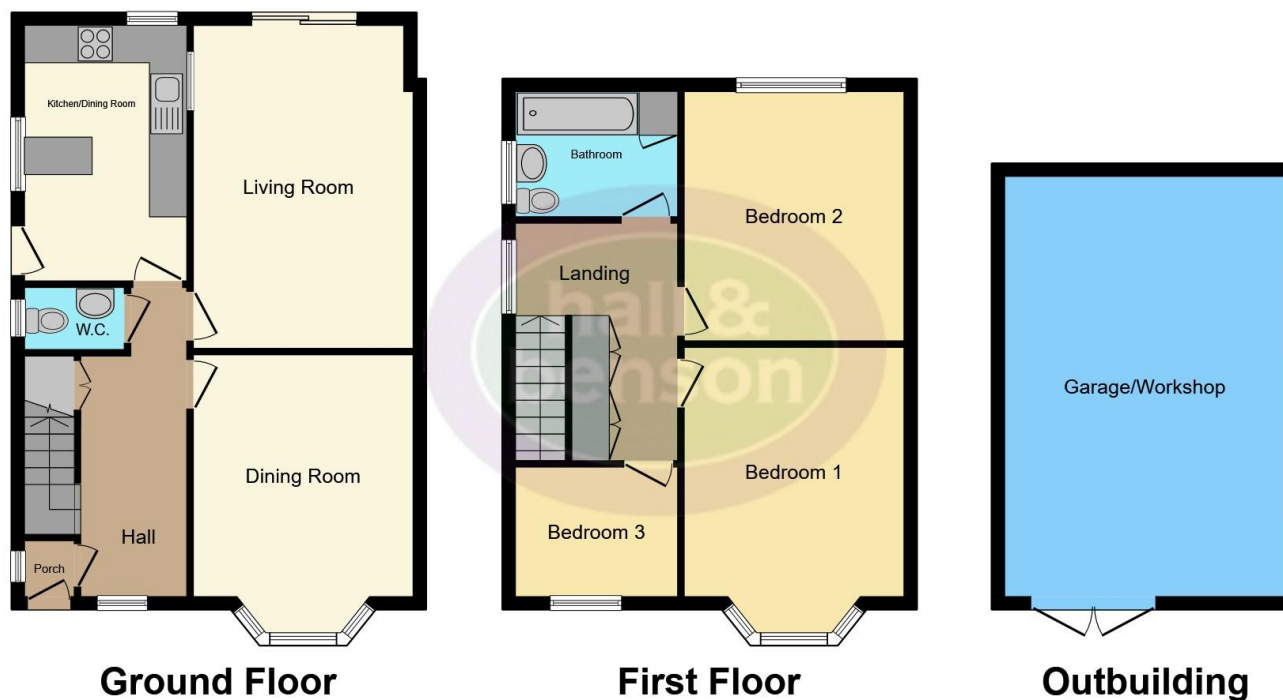












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

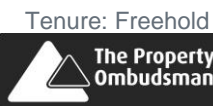
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Tenure: Freehold



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Property Ref: ATR102382 - 0004