



4 Bed Bungalow - Detached

85 West Bank Road, Allestree, Derby DE22 2FY
Offers Around £450,000 Freehold



**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Extended Detached Bungalow
- Gas Central Heating & Double Glazing
- Charming Lounge with Open Fire
- Living Fitted Kitchen/Dining Room
- Utility, Cloakroom, Study Area
- Four Bedrooms, Family Bathroom
- South-Facing Private Garden & Studio
- Double Width Driveway for Three Cars
- Close to Allestree Park, Bus Services, Park Lane Surgery & Park Farm Shopping Centre
- Prime Location - In Old Allestree Village

HIGHLY APPEALING & BEAUTIFULLY PRESENTED BUNGALOW – Extended four bedroom detached bungalow located within Old Allestree Village close to Allestree Park, Bus Services, Park Lane Surgery, Park Farm Shopping Centre and Blenheim shopping parade.

The light and spacious gas central heated and double glazed living accommodation has been recently redecorated in a neutral theme and consists of: entrance hall, charming lounge with open fire, living fitted kitchen/dining room with bi-fold doors opening onto south-facing private garden, utility, cloakroom, study area, four bedrooms and fitted family bathroom.

The property benefits from a south-facing private enclosed rear garden laid to lawn with patio and studio with power and lighting.

A double width tarmac driveway provides car standing spaces for three cars.

The property is offered for sale with no chain involved.

The Location

The property's location on West Bank Road means the delightful Allestree Park is just a short stroll away.

Allestree provides an excellent range of local amenities including the noted Park Farm shopping centre and excellent local school at both Primary and Secondary levels. The property itself is situated close to regular bus services which operate along Duffield Road (A6) and also worthy of note, the property is within walking distance of the noted Park Lane Surgery.

Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park, together with Kedleston Golf Course. Darley Park, which is situated close by, offers walks along the River Derwent, café and a spectacular weir with a first class gourmet restaurant known as Darley's.

Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is also convenient for Rolls-Royce, University of Derby, Royal Derby hospital, Pride Park and Toyota.

Accommodation

Recessed Storm Porch

With quarry tiled flooring, original stained glass window and half glazed entrance door opening into entrance hall.

Entrance Hall

18'6" x 3'6" (5.65 x 1.07)

With original oak wood flooring, deep skirting boards and architraves, high ceilings, radiator, access to roof space housing the boiler and built-in storage cupboard.

Lounge

14'10" x 10'10" (4.53 x 3.31)

With charming fireplace with open grate fire and raised tiled hearth, solid oak wood flooring, deep skirting boards and architraves, high ceilings, picture rail, radiator, featured wallpapered wall, double glazed window and internal half glazed door.



Extended Living Kitchen/Dining Room

28'0" x 9'11" (8.54 x 3.03)



Dining Area

With feature vaulted ceilings with two double glazed Velux windows, wood flooring, radiator, open space leading into kitchen area and wall lights, double glazed bi-folding doors opening onto private rear garden.



Kitchen Area

With inset single stainless steel sink unit with mixer tap, wall and base fitted units with Quartz worktops and matching Quartz breakfast bar, Range style cooker with extractor hood, integrated fridge/freezer, integrated dishwasher, integrated washing machine, tiled flooring, radiator, open space leading into dining area and half glazed internal door.



Inner Hallway/Study Area

8'5" x 4'8" (2.58 x 1.44)

A useful study area with spotlights to ceiling, radiator and two light tunnel windows.



Cloakroom

6'8" x 2'5" (2.04 x 0.74)

With low level WC, fitted washbasin with fitted base cupboard underneath, tiled flooring, radiator, extractor fan, spotlights to ceiling, light tunnel window and internal panelled door.

Bedroom One

16'7" x 10'10" (5.08 x 3.32)

With wood flooring, deep skirting boards and architraves, high ceilings, feature wallpapered wall, radiator, two double glazed windows and internal panelled door.



Bedroom Two

11'7" x 8'6" (3.55 x 2.60)

With deep skirting boards and architraves, high ceilings, radiator, double glazed window with double glazed French doors opening onto private rear garden and internal panelled door.



Bedroom Three

10'10" x 8'7" (3.32 x 2.63)

With radiator, deep skirting boards and architraves, high ceilings, double glazed window and internal panelled door.



Bedroom Four

10'4" x 8'4" (3.16 x 2.55)

With radiator, deep skirting boards and architraves, high ceilings, built-in storage cupboard, fitted shelving, double glazed window and internal panelled door.



Family Bathroom

11'7" x 6'0" (3.55 x 1.84)

In white with bath with chrome fittings with electric shower over with shower screen door, pedestal wash handbasin, low level WC, tiled splash-backs, tiled flooring, deep skirting boards and architraves, high ceilings, spotlights to ceiling, extractor fan, wall mounted mirrored medicine cabinet, radiator, double glazed obscure window and internal panelled door.



Utility

6'2" x 4'9" (1.88 x 1.46)

With storage cupboard, plumbing for automatic washing machine, tiled flooring, radiator, deep skirting boards and architraves, high ceilings, extractor fan, half glazed internal door and double glazed door giving access to private garden.

Garden

Being of a major asset and sale to this particular property is its south-facing private enclosed rear garden laid to lawn with a varied selection of shrubs, plants, trees and raised patio. Secure side access gate. Outside power and lighting. Greenhouse, two timber sheds and log store.



Studio

7'8" x 6'0" (2.34 x 1.83)

With power and lighting, double glazed window and double glazed sliding patio door.



Driveway

A double width tarmac driveway provides car standing spaces for three cars.

Council Tax - D

Derby City



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.