

# Fletcher & Company

61 Buttermere Drive, Allestree, Derby, DE22 2SP

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Offers Around £265,000

Freehold

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- Beautiful Semi-Detached Property
- Gas Central Heating & Double Glazing
- Lounge/Dining Room with Feature Fireplace
- Fitted Kitchen with Built in-appliances
- Useful Front & Side Porch
- Three Generous Sized Bedrooms
- Sunny Enclosed Garden with Timber Shed
- Block Paved Driveway for Two Cars
- Integral Garage with Power & Light
- No Chain Involved







## Summary

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BEAUTIFULLY PRESENTED HOME – A three generous sized bedroom semi-detached property with sunny garden located in a popular position within Allestree area.

The gas central heated and double glazed living accommodation briefly consists on the ground floor: porch, entrance hall with staircase leading to first floor, light and spacious lounge/dining room with feature fireplace, fitted kitchen with built-in appliances and very useful side porch. The first floor landing leads to three generous sized bedrooms and a fitted shower room/bathroom.

The property benefits from a lovely, sunny enclosed rear garden laid to lawn with flowerbeds, patio and timber shed.

A double width block paved driveway provides car standing spaces for two cars and leads to an integral garage with power and lighting.

# F&C

## **The Location**

The location is a very popular residential suburb of Derby approximately three miles from the city centre and provides an excellent range of local amenities including the noted Park Farm shopping centre, excellent local schools and regular bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park together with Kedleston Golf Course. Transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is convenient for Rolls Royce, University of Derby, Royal Derby Hospital and Toyota. For those who enjoy the outdoor pursuits, the nearby Derbyshire countryside provides some delightful scenery and countryside walk

## **Accommodation**

### **Ground Floor**

#### **Porch**

6'0" x 3'6" (1.84 x 1.07)

With double glazed entrance door, large fitted doormat, double glazed window and internal double glazed door opening into entrance hall.

#### **Entrance Hall**

4'10" x 3'9" (1.48 x 1.15)

With coat hangers, burglar alarm control panel and staircase leading to first floor with attractive handrail.

#### **Lounge/Dining Room**

22'4" x 11'5" (6.81 x 3.50)

##### **Lounge Area**

With chimney breast with feature fireplace and surrounds with electric fire and hearth, matching quality laminated flooring, coving to ceiling, open space leading into dining area, radiator and double glazed window with fitted blind with aspect over rear garden.



##### **Dining Area**

With radiator, matching quality laminated flooring, coving to ceiling, double glazed window with fitted blind with aspect to front and open space leading into lounge area.





### **Fitted Kitchen**

11'11" x 7'6" (3.64 x 2.30)

With one and a half stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, attractive tiled splash-backs, wall and base fitted units with matching worktops, built-in Siemens induction hob with AEG stainless steel extractor hood over, built-in Siemens double electric fan assisted oven, plumbing for automatic washing machine, cushion vinyl flooring, small fitted breakfast bar area with wall mounted china cabinets above, radiator, coving to ceiling, concealed worktop lights, double glazed window with fitted blind overlooking rear garden and internal door with chrome fittings.



### **Useful Side Porch**

15'3" x 3'11" (4.65 x 1.21)

With front and rear double glazed access doors, double glazed window with fitted blind, power and lighting.

### **First Floor**

#### **Landing**

With built-in storage cupboard with shelving, second built-in storage cupboard with shelving and access to roof space.

#### **Roof Space**

Accessed via an aluminium loft ladder with light, boards for storage and insulation.

### **Bedroom One**

14'0" x 11'6" into recess x 8'5" (4.27 x 3.52 into recess x 2.57)

With two clothes rails, radiator, spotlights to ceiling, double glazed window with fitted blind with aspect to front and internal panelled door with chrome fittings.



### **Bedroom Two**

11'5" plus wardrobes x 7'5" (3.48 plus wardrobes x 2.27)  
With built-in wardrobes, quality laminated flooring, radiator, double glazed window with fitted blind with aspect to rear and internal panelled door with chrome fittings.



### **Bedroom Three**

10'10" x 7'10" (3.31 x 2.41)  
With radiator, double glazed window with fitted blind with aspect to front and internal panelled door.



### **Shower Room/Bathroom**

7'5" x 5'11" (2.27 x 1.82)  
With large double shower cubicle with chrome fittings including shower, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, attractive fully tiled walls with matching vinyl tiled effect flooring, radiator, double glazed window with fitted blind and internal panelled door with chrome fittings.

### **Front Garden**

The property is set back from the pavement edge behind a lawned fore-garden with flowerbeds.

### **Rear Garden**

The property benefits from a sunny enclosed rear garden mainly laid to lawn with paved patio, enclosed by fencing with concrete posts. Timber shed (included in the sale).

### **Driveway**

A double width block paved driveway provides car standing spaces for two cars.

### **Integral Garage**

16'6" x 8'2" (5.05 x 2.49)  
With concrete floor, power, lighting, gas meter, electric consumer unit, wall mounted Worcester combination boiler, cold water tap and alarmed.

### **Security**

The house and garage are alarmed.

### **Council Tax - C**

Derby City

GROUND FLOOR



1ST FLOOR







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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61 Buttermere Drive  
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Council Tax Band: C  
Tenure: Freehold

