

# Fletcher & Company

144 Portreath Drive, Allestree, Derby, DE22 2SD

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£249,950

Freehold

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- Extended Semi-Detached Residence Sold with the Benefit of No Upward Chain
- Double Glazing & Gas Central Heating
- Lounge, Separate Dining Room
- Extended Kitchen
- Side Lobby, Fitted Guest Cloakroom
- Three First Floor Bedrooms & Bathroom
- Driveway Providing Ample off Road Parking
- Detached Garage
- Well Established Rear Garden
- Superb Access to a Full Range of Amenities





## Summary

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Extended three bedroom semi-detached residence occupying a desirable position in the sought-after suburb of Allestree.

This is an extended three bedroom semi-detached residence located on Portreath Drive in the desirable suburb of Allestree. The property is sold with the benefit of no upward chain and does require some cosmetic improvement, benefitting from double glazing and gas central heating with porch, lounge, dining room, extended kitchen and side lobby leading to a fitted guest cloakroom. The first floor landing leads to three bedrooms and bathroom.

The property is set back behind a driveway providing ample off road parking and access to a detached garage.

To the rear of the property is a well established lawned garden with planted borders.

# F&C

### **The Location**

The property's location is superbly positioned for easy access to a parade of shops along Blenheim Drive, nearby Portway Primary School, Woodlands Secondary School and Park Farm Shopping Centre which offers a varied selection of facilities as well as parks including Markeaton and beautiful Darley Park along with easy access into Derby City Centre.

### **Accommodation**

#### **Ground Floor**

##### **Porch**

6'2" x 4'6" (1.88 x 1.39)

uPVC double glazed entrance door with stained glass inset provides access into porch with further uPVC double glazed windows and glazed door to lounge.

##### **Lounge**

14'7" x 13'6" (4.46 x 4.14)

With feature fireplace with marble surround and living flame gas fire, two central heating radiators, staircase to first floor, uPVC double glazed window to front and access into dining room.



##### **Dining Room**

14'7" x 10'1" (4.46 x 3.09)

With central heating radiator, under-stairs storage cupboard, further storage cupboard, uPVC double glazed window to side and door to extended kitchen.



### **Extended Kitchen**

12'6" x 10'6" (3.82 x 3.21)

Featuring a U-shaped granite effect preparation surface with tiled surrounds, inset one and a quarter stainless steel sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, inset five plate gas hob with extractor hood over and adjacent double oven with grill, integrated fridge/freezer, appliance space suitable for washing machine, central heating radiator, double glazed windows to side and rear and glazed door to side lobby.



### **Side Lobby**

2'10" x 2'9" (0.88 x 0.86)

With external door to garden and internal door to fitted guest cloakroom.

### **Fitted Guest Cloakroom**

4'9" x 3'0" (1.47 x 0.92)

With low flush WC, wash handbasin, central heating radiator and double glazed window to side.

### **First Floor**

#### **Landing**

With double glazed window to side and doors to three bedrooms and bathroom.

#### **Bedroom One**

15'10" x 8'5" (4.84 x 2.57)

With central heating radiator, a range of fitted wardrobes and drawers and double glazed window to front.



### **Bedroom Two**

8'10" x 8'5" (2.71 x 2.57)

With central heating radiator and double glazed window to rear.



### **Bedroom Three**

11'6" x 5'10" (3.53 x 1.79)

With central heating radiator, wall mounted Worcester gas boiler and double glazed window to front.



### **Bathroom**

5'9" x 5'5" (1.76 x 1.66)

Tiled with a white suite comprising low flush WC, pedestal wash handbasin, bath with Triton shower over, central heating radiator and double glazed window to rear.



### **Outside**

To the front of the property is a driveway providing ample off road parking which runs down the side of the property and leads to a detached single garage. To the rear of the property is a compact, well established garden with lawn and well stocked herbaceous borders enclosed by closed slat timber fencing.



### **Detached Single Garage**

With up and over door and side access door.

**Council Tax Band C - Derby**



Floor 0

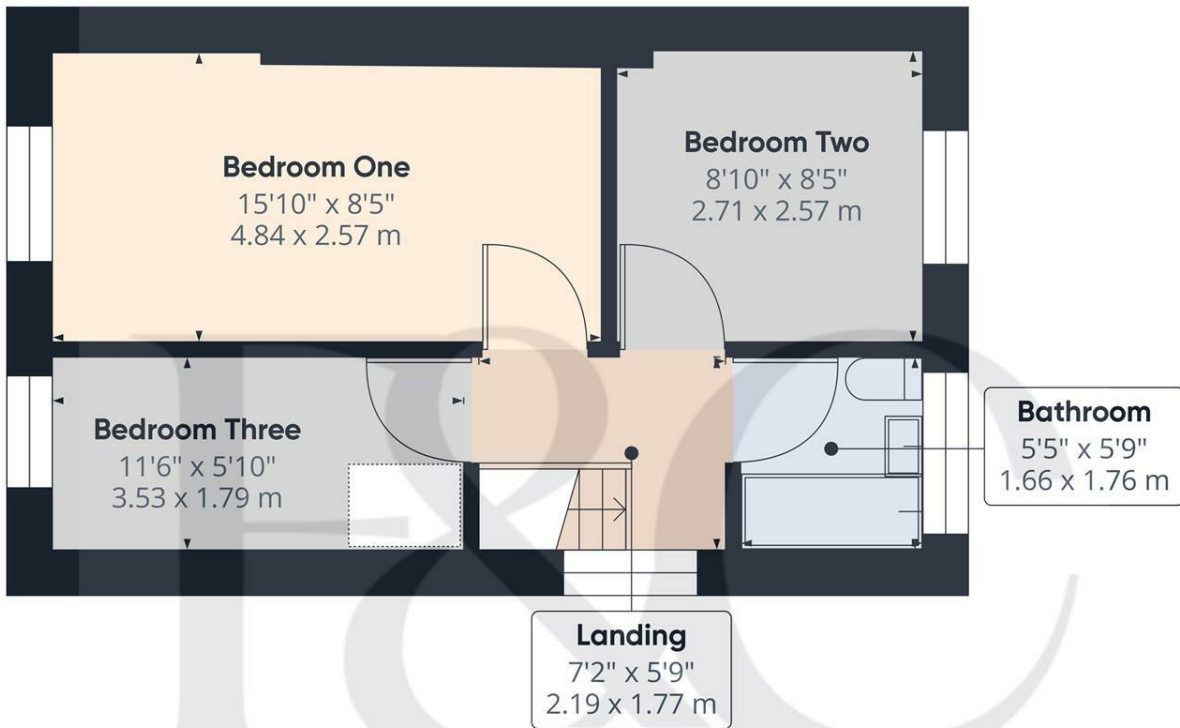
Approximate total area<sup>®</sup>

531.88 ft<sup>2</sup>  
49.41 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area<sup>®</sup>

323.87 ft<sup>2</sup>  
30.09 m<sup>2</sup>

Excluding balconies and terraces

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## Getting there

144 Portreath Drive  
Allestree  
Derby  
DE22 2SD

Council Tax Band: C  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	