

Fletcher & Company

11 Buttermere Drive, Allestree, Derby, DE22 2SP

Price £249,950

Freehold



- Well Positioned Semi-Detached Residence
- Ideal Family Home
- Double Glazing & Gas Central Heating
- Entrance Porch
- Open Plan Living Space with Lounge/Dining Area & Kitchen
- Three First Floor Bedrooms & Bathroom with Four-Piece Suite
- Enclosed Rear Garden
- Driveway & Garage





Summary

Three bedroom semi-detached residence occupying a popular and convenient location in Allestree.

This is a well positioned three bedroom semi-detached residence in the popular suburb of Allestree. The property is set back behind a driveway providing off road parking with access to the integral garage.

Internally, the property features a porch, lounge/dining area and kitchen. The first floor landing leads to three bedrooms and bathroom with a four-piece suite in white.

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The Location

The property's location is close to two reputable primary schools, Woodlands Secondary School and Park Farm Shopping Centre is within reach offering an excellent range of amenities along with a regular bus service close by into Derby City Centre.

Accommodation

Ground Floor

Entrance Porch

6'0" x 3'7" (1.84 x 1.10)

Entrance door provides access into the porch with double glazed window to the side and door to the lounge/dining area.

Lounge/Dining Room

22'0" x 11'7" (6.72 x 3.54)

With feature wood burner, central heating radiator, staircase leading to the first floor and double glazed window to the rear.



Kitchen

10'0" x 7'10" (3.07 x 2.40)

Featuring a range of preparation surfaces including a breakfast bar, inset ceramic sink with mixer tap, integrated induction hob and oven, appliance spaces suitable for fridge/freezer, dishwasher and washing machine, door to the side and double glazed window to the rear.



First Floor

Landing

With access to airing cupboard and doors to three bedrooms and bathroom.

Bedroom One

14'1" x 11'7" (4.31 x 3.54)

With central heating radiator, fitted wardrobe and double glazed window to the front.



Bedroom Two

With central heating radiator and double glazed window to the rear.

Bedroom Three

With central heating radiator and double glazed window to the rear.

Bathroom

8'2" x 7'8" (2.51 x 2.34)

With a white four-piece suite comprising low flush WC, wash handbasin, bath, shower cubicle, central heating radiator and double glazed window to the rear.



Outside

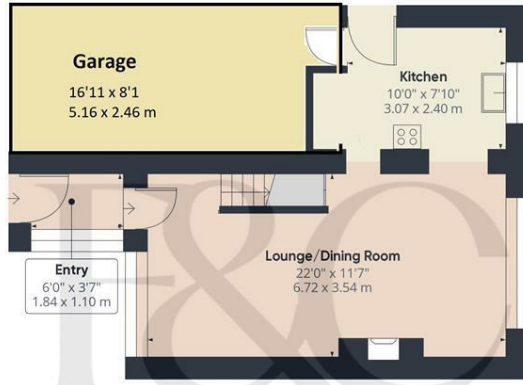
To the front of the property is a block paved driveway providing access to the integral garage. To the rear is a raised decked area and good sized lawn bound by timber fencing.



Integral Garage

16'11" x 8'0" (5.16 x 2.46)

Council Tax Band C - Derby



Floor 0



Floor 1

Approximate total area⁽¹⁾
700.77 ft²
65.1 m²

(1) 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.

GIRAFFE 360



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11 Buttermere Drive
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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	