

Fletcher & Company

18 Drum Close, Allestree, Derby, DE22 1JN

Offers Around £245,000

Freehold



- Beautifully Presented Townhouse - A Real Must See !
- Close to Darley Park & Allestree Park
- Stylish Living Lounge/Dining Room/Kitchen
- Three Bedrooms
- Four-Piece Bathroom
- Utility & Cloakroom
- Private Enclosed Garden
- Driveway for Two Cars
- Carport & Integral Garage with Power and Light
- No Chain Involved - Ready To Move Immediately





Summary

An excellent opportunity to acquire this beautifully maintained town house with garage and private garden. No Chain Involved. Located between Allestree Park and Darley Park with quick access to Derby City Centre, A38, A50, A6 and M1 motorway.

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The Location

The location is a popular residential area, is situated approximately four miles from the City centre and provides an excellent range of local amenities including the noted Park Farm shopping centre, excellent schools at all levels and regular bus services. Recreational facilities include Woodlands Tennis Club, Allestree Park, Markeaton Park also having a boating and fishing lake and Kedleston golf course. The property is within walking distance of the Park Lane Surgery and other local shops, petrol station and the bus stop is situated close by. There is easy access on to the A6, A38, A50, A52 leading to the M1 motorway.

Accommodation

Ground Floor

Entrance Hall

19'8" x 6'1" (6.01 x 1.86)

With panelled entrance door, wood flooring, double glazed window to side with fitted blind, radiator, smoke alarm and staircase leading to first floor with attractive balustrade.



Under-Stairs Storage Cupboard

6'10" x 2'7" (2.10 x 0.79)

Providing storage.

Cloakroom

6'2" x 2'10" (1.90 x 0.87)

With low level WC, fitted corner washbasin with tiled splashback, radiator, tiled flooring, extractor fan, double glazed window with fitted blind and internal door with chrome fittings.



Utility

8'7" x 6'4" (2.64 x 1.94)

With single stainless steel sink unit with mixer tap, fitted base cupboard, fitted worktop, plumbing for automatic washing machine, space for tumble dryer, radiator, wall mounted Worcester boiler, tiled flooring and integral door giving access to garage.



First Floor

Landing

With recently fitted carpet, radiator, smoke alarm and the continuation of the staircase with attractive balustrade leading to the second floor.

Living Lounge/Dining Room/Kitchen



Lounge Area

15'3" x 8'5" (4.65 x 2.58)

With recently fitted carpet, spotlights to ceiling, radiator, double glazed French doors with Juliet style balcony and fitted blinds with aspect to front and open space leading into dining area.



Dining Area

12'5" x 8'2" (3.79 x 2.49)

With a combination of fitted carpet and wood flooring and spotlights to ceiling.



Kitchen Area

15'3" x 8'8" (4.67 x 2.66)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring stainless steel gas hob with stainless steel splashback and stainless steel extractor hood over, built-in stainless steel electric fan assisted oven, integrated slimline dishwasher, matching wood flooring, wine rack, four fitted glass shelves, space for fridge/freezer, radiator, spotlights to ceiling and double glazed French doors with Juliet balcony overlooking rear garden.



Second Floor

Landing

With recently fitted carpet, smoke alarm and useful built-in storage cupboard with shelving.

Bedroom One

13'2" x 10'9" (4.02 x 3.28)

With fitted wardrobes with sliding mirrored doors, recently fitted carpet, radiator, double glazed window to front with fitted blind and internal door with chrome fittings.



Bedroom Two

12'3" x 8'2" (3.74 x 2.49)

With recently fitted carpet, radiator, double glazed window to rear with fitted blind and internal door with chrome fittings.



Bedroom Three

8'7" x 6'8" (2.64 x 2.04)

With recently fitted carpet, radiator, double glazed window with fitted blind and aspect to rear and internal door with chrome fittings.



Four-Piece Bathroom

7'9" x 5'11" (2.37 x 1.81)

With bath, pedestal wash handbasin, low level WC, separate shower cubicle with chrome shower, fully tiled walls with matching tiled flooring, radiator, extractor fan, shaver point, spotlights to ceiling, access to roof space and internal door with chrome fittings.

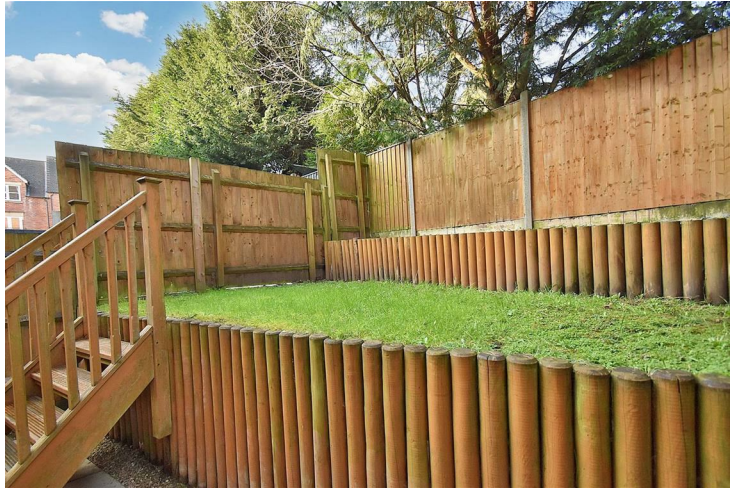
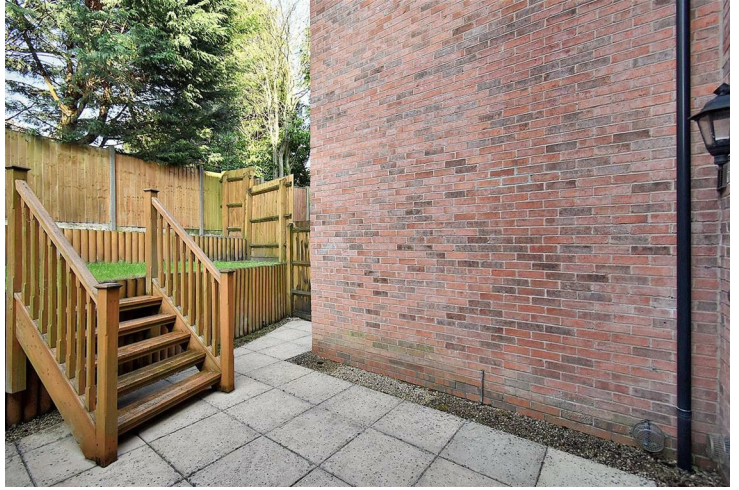


Front Garden

The property is set back from the pavement edge behind a manageable lawned garden with pathway leading to the entrance door, carport and integral garage.

Rear Garden

To the rear of the property is a low maintenance enclosed rear garden with paved patio and steps leading to a lawned garden with slate chippings enclosed by fencing.



Carport

8'5" x 8'0" (2.59 x 2.46)



Driveway

A driveway provides car standing spaces for two cars.

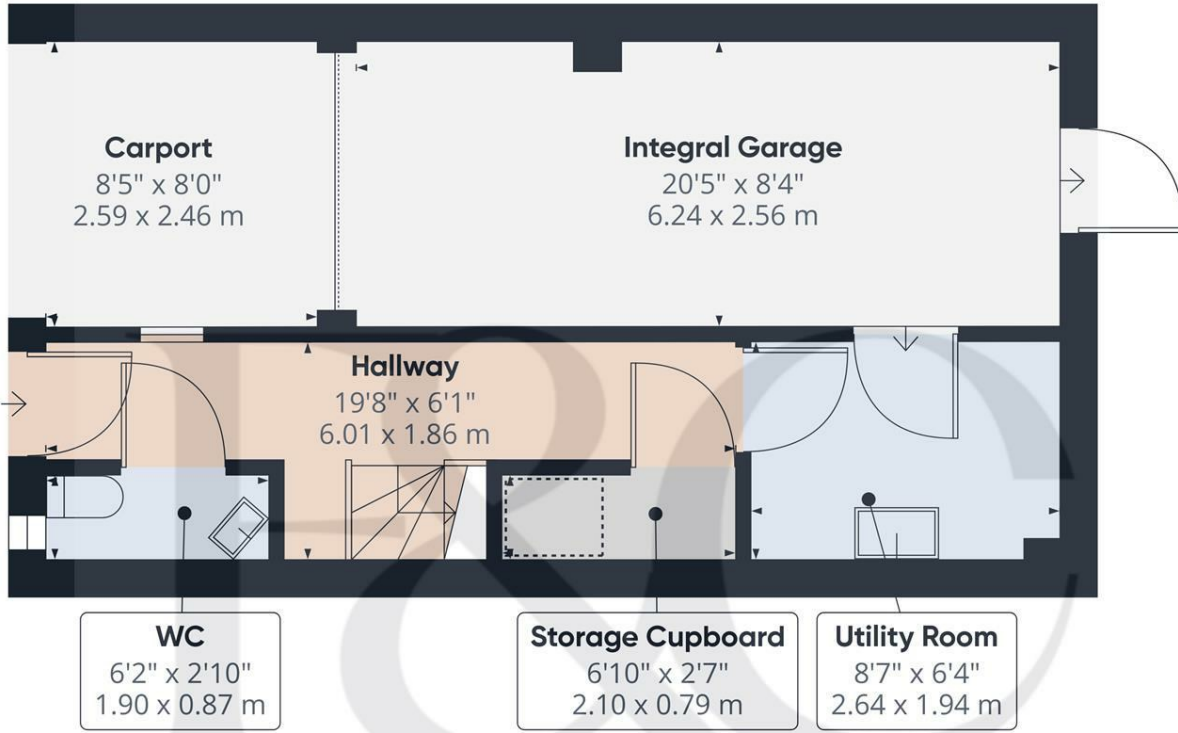
Integral Garage

20'5" x 8'4" (6.24 x 2.56)

With power and lighting, rear double glazed access door giving access to the private rear garden and up and over metal front door.



Council Tax Band D - Derby



Floor 0

Approximate total area⁽¹⁾
424.92 ft²
39.48 m²

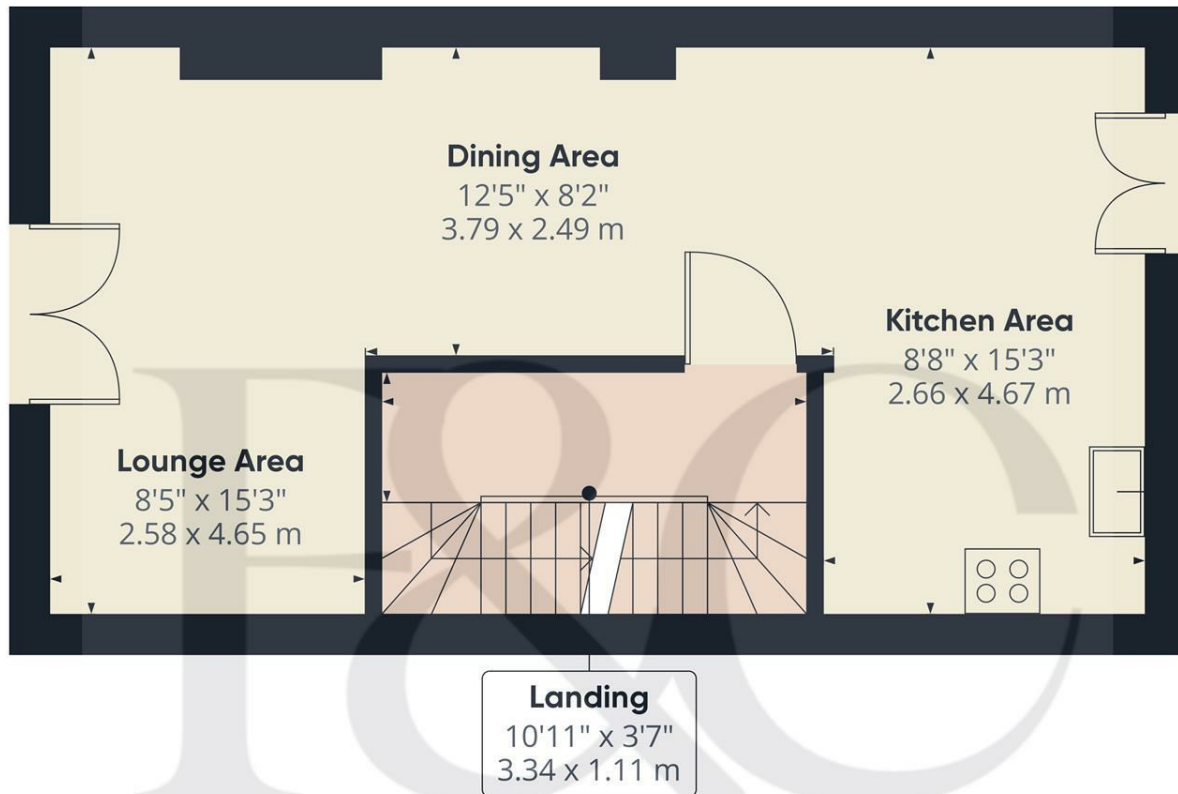
Reduced headroom
7.26 ft²
0.67 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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⁽¹⁾
432.87 ft²
40.21 m²

(1) Excluding balconies and terraces

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Council Tax Band: D
Tenure: Freehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(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	

