

# Fletcher & Company

41 Evans Avenue, Allestree, Derby, DE22 2EP

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Price £600,000

Freehold

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- Attractive Double Fronted Extended Detached Residence in a Sought-After Location
- No Chain Involved
- Impressive Gardens, Driveway
- Entrance Hall, Fitted Guest Cloakroom
- Living Room & Separate Study
- Fabulous Open Plan L-Shaped Living Kitchen with Utility off
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Bathroom
- A Stone's Throw From Beautiful Allestree Park & Lakes
- Ideal Family Home







## Summary

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Spacious and superbly presented, extended four bedroom detached residence occupying a beautiful landscaped plot on sought-after Evans Avenue.

Attractive double bay fronted extended detached residence occupying a good sized plot, set back behind a lawned fore-garden and driveway. To the rear of the property is an impressive large landscaped garden with two separate terrace/patio areas and an extensive lawn.

Internally, the property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge, study and superb open plan living kitchen with utility off. The first floor landing leads to a master bedroom with en-suite shower room, three further bedrooms and bathroom.

# F&C

## The Location

Notably, the property is a short walk from beautiful Allestree Park and lakes and also close to Derby City Centre which offers a full range of amenities. More locally, Allestree itself has Park Farm Shopping Centre and a further selection of shops along Blenheim Parade along with a regular bus service into Derby City Centre from the A6 with the location also giving easy access to the A38 and A52.

## Accommodation

### Ground Floor

#### Entrance Hall

21'5" x 5'8" (6.55 x 1.75)

Panelled and double glazed entrance door provides access into the spacious entrance hall with central heating radiator, two useful under-stairs storage cupboards, staircase to the first floor, recessed ceiling spotlighting and doors to the fitted guest cloakroom, study, lounge and open plan living kitchen.



#### Fitted Guest Cloakroom

7'1" x 3'0" (2.18 x 0.93)

With a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, chrome towel radiator and recessed ceiling spotlighting.

## Lounge

15'6" x 10'10" (4.73 x 3.31)

With feature fireplace incorporating a stone hearth and timber display mantel with cast iron stove, two central heating radiators and double glazed and leaded window to the front with bespoke shutter blinds.



## Study

10'9" x 10'5" (3.29 x 3.19)

With central heating radiator and double glazed and leaded window to the front with bespoke shutter blinds.





## Stunning Open Plan L-Shaped Living Kitchen



### Dining Area

18'9" x 10'1" (5.74 x 3.09)

A fabulous L-shaped open plan living space featuring lounge/dining area with beautiful double glazed roof lights, period style central heating radiator, recessed ceiling spotlighting, uPVC double glazed French doors opening onto the rear garden and open space into the kitchen area.



### Quality Kitchen

17'3" x 15'2" (5.26 x 4.64)

With an extensive range of preparation surfaces having tiled surrounds, twin ceramic inset sink unit with mixer tap, continuation of the preparation surface forming a dining island, appliance space suitable for a large gas Range cooker, integrated fridge, freezer, dishwasher and wine fridge, two contemporary style central heating radiators, recessed ceiling spotlighting, double glazed window to the rear overlooking the garden and doorway to the utility room.



### Utility

10'10" x 4'6" (3.32 x 1.39)

With worktops incorporating ceramic sink unit with mixer tap and fitted base cupboard, complementary wall mounted cupboards, appliance spaces suitable for washing machine and tumble dryer, wall mounted gas-fired boiler, central heating radiator and door to the side.

### First Floor

## Landing

Semi-galleried landing with double glazed window to the front and doors to four bedrooms and bathroom.

## Master Bedroom

14'10" x 10'8" (4.53 x 3.27)

With central heating radiator, recessed ceiling spotlighting, built-in wardrobes, double glazed windows to the rear overlooking the garden and door to the en-suite bathroom.



## En-Suite

6'10" x 6'3" (2.10 x 1.93)

Tiled with a white suite comprising low flush WC, wash handbasin, bath with shower over, chrome towel radiator and double glazed window to the side.



## Bedroom Two

13'9" x 10'11" (4.21 x 3.33)

With central heating radiator and double glazed window to the front with matching French doors to the rear opening onto a balcony with wrought iron railings.

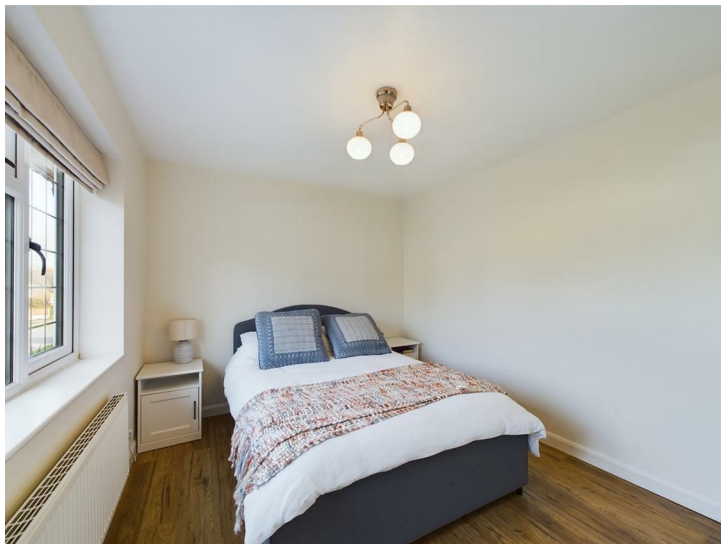




### **Bedroom Three**

10'10" x 8'10" (3.31 x 2.70)

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



### **Bedroom Four**

10'6" x 6'7" (3.22 x 2.01)

With central heating radiator and two double glazed windows to the side.

### **Bathroom**

8'0" x 6'9" (2.45 x 2.07)

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





## Outside



### Front Garden & Driveway

The property occupies a sizeable plot on the highly desirable Evans Avenue, set back behind an attractive brick wall incorporating a lawn and block paved driveway providing ample off road parking.

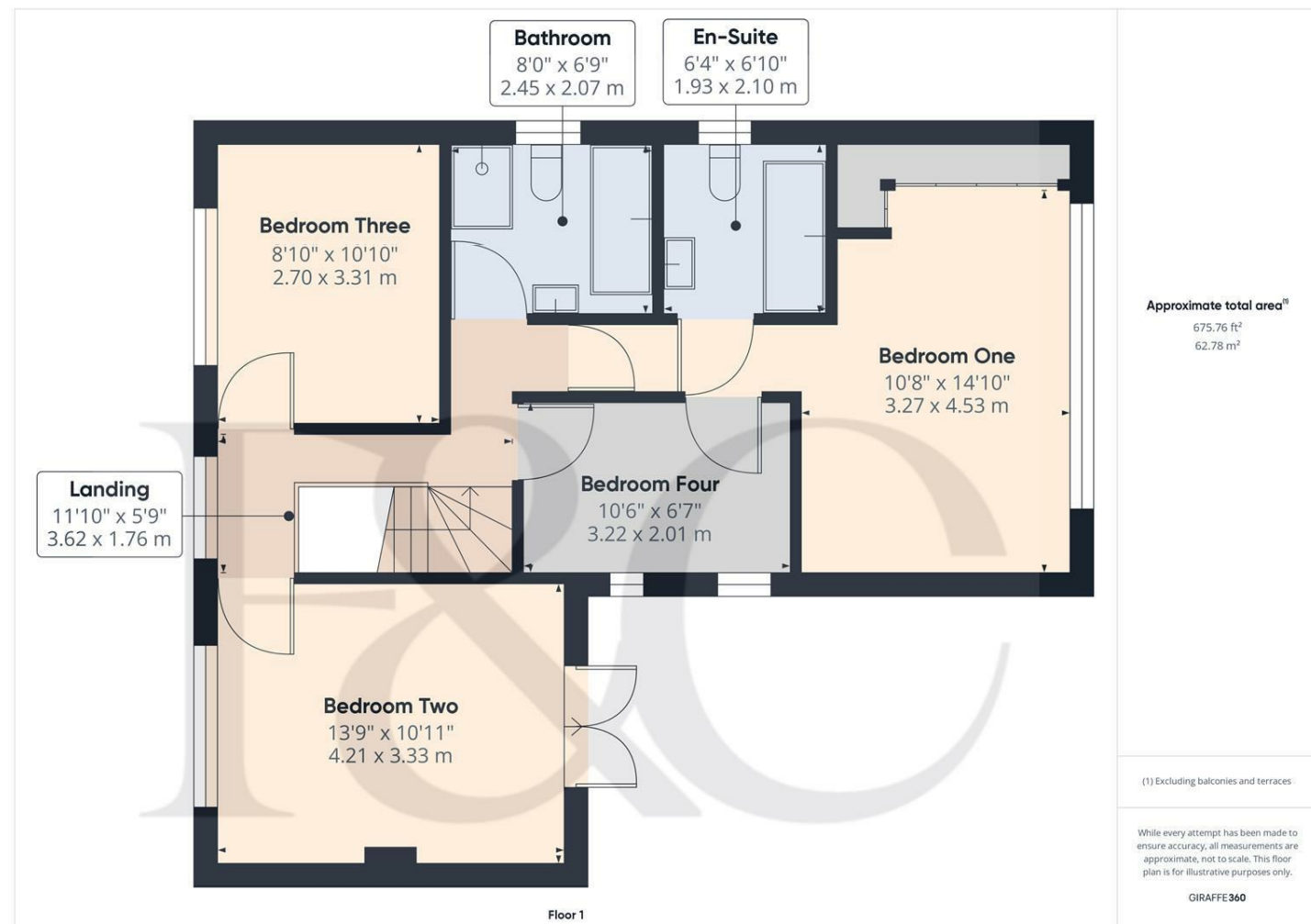
### Rear Garden

To the rear of the property is a fabulous landscaped garden with lower-level block paved patio/terrace and steps cutting through a retaining brick wall with a pathway continuing up to the garden with lawns to either side, well stocked herbaceous borders and hedging and to the foot of the garden is a fabulous stone seating/entertaining area with hard standing for a timber shed/greenhouse. The garden offers fabulous views back towards the house.



Council Tax Band E - Derby







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41 Evans Avenue  
Allestree  
Derby  
DE22 2EP

Council Tax Band: E  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>65</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	