



3 Bed House - Semi-Detached

3 Bancroft Drive
Allestree
Derby
DE22 2LQ

Price £315,000

Fletcher
& Company

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Derby
DE22 2LQ



- Bay-Fronted Semi-Detached Residence
- Superbly Positioned in a Quiet Cul-de-sac Location
- Gas Central Heating & Double Glazing
- Entrance Hall
- Fitted Kitchen
- Spacious Through Lounge/Diner
- Three First Floor Bedrooms
- Well Appointed Bathroom with Four-Piece Suite
- Very Pleasant Westerly-Facing Garden
- Driveway & Fore-Garden

Superbly positioned, three bedroom bay-fronted semi-detached residence occupying a quiet cul-de-sac location in desirable Allestree.

This is an opportunity to acquire an attractive three bedroom bay-fronted semi-detached residence occupying a particularly sought-after cul-de-sac location in Allestree.

The property is set back behind a lawned fore-garden with adjacent driveway providing off road parking and access to a detached garage. To the rear, is a good sized westerly-facing mainly lawned garden with a patio area.

Internally, the property is double glazed and gas central heated with entrance hall, fitted kitchen and a spacious through lounge/diner with log burner. The first floor landing leads to three bedrooms and well appointed bathroom with a four-piece white suite.





The Location

The property's location, just off Blenheim Drive, offers easy access to excellent amenities including a selection of schooling namely Portway Junior School and Lawn Primary School as well as the Allestree Woodlands Secondary School, a nearby parade of shops, a regular bus service into Derby City Centre along with easy access to Park Farm Shopping Centre offering a varied selection of shops and facilities. The property is also within very easy reach of Markeaton Park.

Accommodation

Ground Floor

Entrance Hall

10'7" x 6'1" (3.24 x 1.87)

Panelled and double glazed entrance door provides access into the entrance hall with central heating radiator, staircase leading to the first floor, recessed ceiling spotlighting and glazed door to the kitchen.

Fitted Kitchen

10'7" x 9'5" (3.25 x 2.89)

Fitted with a granite effect preparation surface having tiled surrounds, inset one and a quarter sink unit with flexible mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, integrated fridge/freezer and washing machine, inset four plate gas hob with built-in Neff oven beneath and extractor hood over, appliance space suitable for a slimline dishwasher, recessed ceiling spotlighting, double glazed door to the side, double glazed window to the rear and open doorway to a most impressive spacious through lounge/dining room.

Spacious Through Lounge/Diner

24'0" x 13'5" (7.34 x 4.10)

With feature chimney breast incorporating a cast iron solid fuel stove, two central heating radiators, recessed ceiling spotlighting, integrated surround sound speakers and double glazed bow bay window to the front with fitted blind and matching French doors opening onto the rear garden.

Lounge Area

Dining Area

First Floor

Landing

Semi-galleried landing with recessed ceiling spotlighting, integrated surround sound speakers, access to loft space, airing cupboard, double glazed window to the side and doors to three bedrooms and bathroom.

Bedroom One

11'5" x 11'3" (3.49 x 3.45)

With central heating radiator and double glazed bow bay window to the front with fitted blind.

Bedroom Two

11'5" x 10'9" (3.49 x 3.28)

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

Bedroom Three

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

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

Well Appointed Bathroom

8'1" x 5'3" (2.47 x 1.61)

Tiled with a four-piece suite comprising low flush WC, half pedestal wash handbasin, bath, separate shower cubicle with integrated shower, chrome towel radiator, recessed ceiling spotlighting and double glazed window to the rear.

Outside

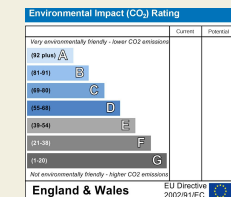
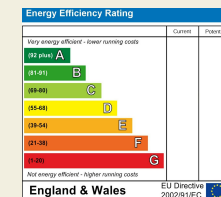
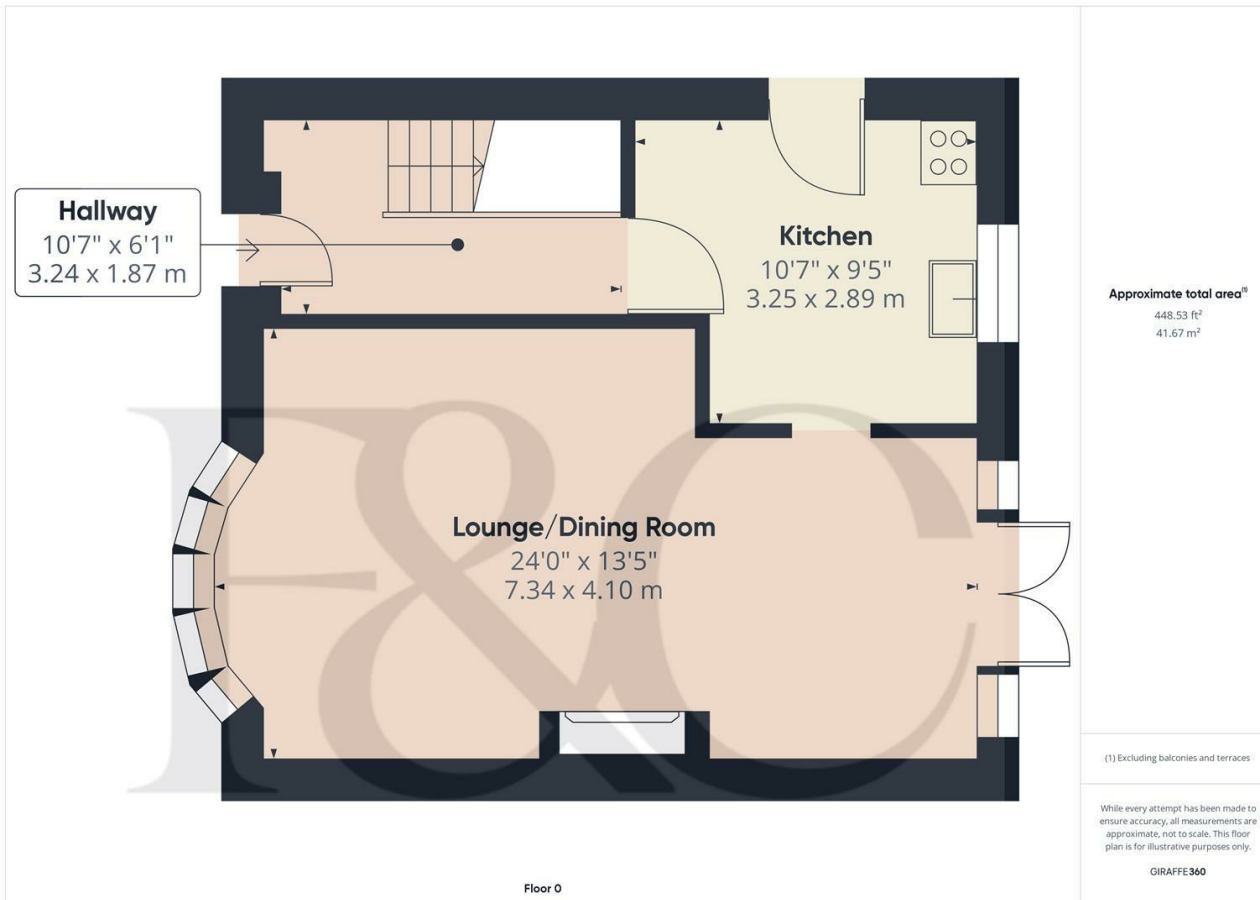
To the front of the property is a lawned garden with a block paved driveway continuing to the side providing ample off road parking and access to a detached garage. To the rear, is a very pleasant good sized west-facing mainly lawned garden with a patio/seating area and good degree of privacy enjoying much afternoon and evening sunshine.

Council Tax Band C - Derby

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