

# Fletcher & Company

11 Ashover Road, Allestree, Derby, DE22 2PZ

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Price £399,950

Freehold

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- Stylish & Attractive Extended Bay-Fronted Detached Residence
- Impressive South-Facing Rear Garden
- Driveway & Detached Garage
- Entrance Hall, Fitted Guest Cloakroom
- Open Plan Breakfast Kitchen
- Superb Garden Room
- Three First Floor Bedrooms & Four-Piece Bathroom
- Excellent Schooling & Local Facilities
- Quiet Cul-de-sac Location







## Summary

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Tastefully presented and extended, three bedroom detached bay-fronted residence occupying a quiet cul-de-sac location in Allestree.

This is a stylish and attractive bay-fronted detached residence which has been extended to the ground floor. The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, spacious lounge with feature fireplace and an open plan breakfast kitchen with a superb garden room off. The first floor landing leads to three bedrooms and a family bathroom.

The property benefits from a fore-garden as well as a driveway and detached garage. The south-facing garden features an upper-level patio with steps down to a good sized lawn and summerhouse.

# F&C

## The Location

The property's highly convenient location is a short distance to Park Farm Shopping Centre and a wide variety of shops, restaurants and bars. Within easy reach is Lawn Primary School, Portway Primary School and Allestree Woodlands Secondary School. A regular bus service runs close by into Derby City Centre and nearby Markeaton Park is a fabulous outdoor space for families. The location is also easily accessible for the A38 and A52.

## Accommodation

### Ground Floor

#### Entrance Hall

16'0" x 6'3" (4.88 x 1.93)

Stylish entrance door provides access into the hallway with central heating radiator, staircase leading to the first floor and doors to the fitted guest cloakroom, spacious lounge and open plan breakfast kitchen.

#### Fitted Guest Cloakroom

5'3" x 2'5" (1.61 x 0.74)

With low flush WC and wash handbasin.

#### Spacious Lounge

16'0" x 11'6" (4.88 x 3.51)

With feature fireplace and decorative surround with granite hearth and living flame gas fire, central heating radiator and double glazed bay window to the front with bespoke shutter blinds.





## Open Plan Breakfast Kitchen

18'3" x 11'8" (5.58 x 3.57)

With a combination of granite effect and solid oak worktops/breakfast bar with built-in gloss finish base cupboards and drawers beneath and a complementary range of wall mounted cupboards, inset five plate gas hob with extractor unit over, Bosch double oven and grill, wine fridge, washing machine, tumble dryer and dishwasher, appliance space suitable for an American style fridge/freezer, central heating radiator, wall mounted boiler, recessed ceiling spotlighting, double glazed window and door to the side with matching window to the rear and feature archway into the superb garden room.



### **Impressive Garden Room**

15'11" x 10'7" (4.86 x 3.23)

With central heating radiator, double glazed window to the side with matching French doors opening onto and overlooking the impressive landscaped rear garden offering a southerly aspect.



### **First Floor**

#### **Landing**

Semi-galleried landing with access to loft space, double glazed window to the side with bespoke shutter blinds and doors to three bedrooms and family bathroom.

#### **Bedroom One**

14'0" x 9'6" (4.29 x 2.90)

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



#### **Bedroom Two**

12'0" x 10'0" (3.67 x 3.07)

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



### **Bedroom Three**

8'0" x 7'11" (2.44 x 2.42)

With central heating radiator, fitted wardrobe and double glazed window to the rear with bespoke shutter blinds.



### **Family Bathroom**

7'9" x 6'4" (2.38 x 1.95)

With a white four-piece suite comprising low flush WC, large vanity unit with wash handbasin and shelf beneath, shower cubicle, jacuzzi bath, chrome towel radiator, recessed ceiling spotlighting and double glazed window to the front.



### **Outside**

#### **Front Garden & Driveway**

The property occupies a good sized plot on a quiet cul-de-sac set back behind a lawned fore-garden with a driveway providing ample off road parking and access to the detached garage.



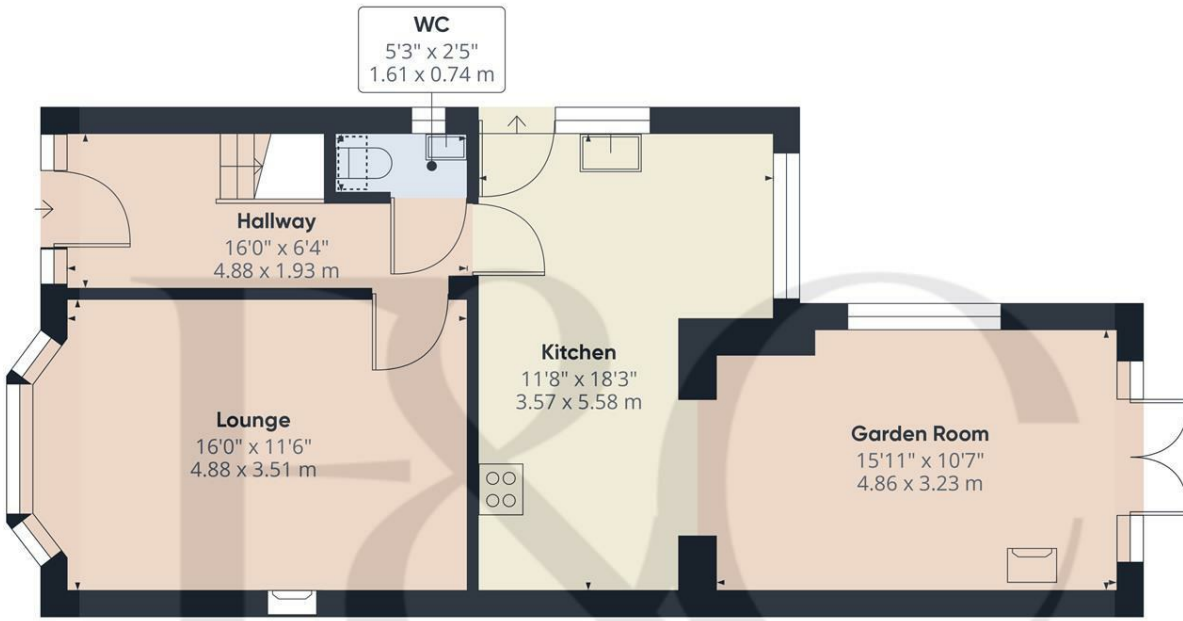
### Rear Garden

To the rear of the property is an upper-level patio/terrace with very pleasant views over the larger than average south-facing garden for a property in this area and ideal for a family, well stocked with mature trees and shrubs. A pathway leads to a lower-level decked area featuring a summerhouse, enclosed by timber fencing.



### Detached Garage

Council Tax Band D - Derby



Floor 0

**Approximate total area<sup>(1)</sup>**

653.74 ft<sup>2</sup>  
60.73 m<sup>2</sup>

**Reduced headroom**

2.78 ft<sup>2</sup>  
0.26 m<sup>2</sup>

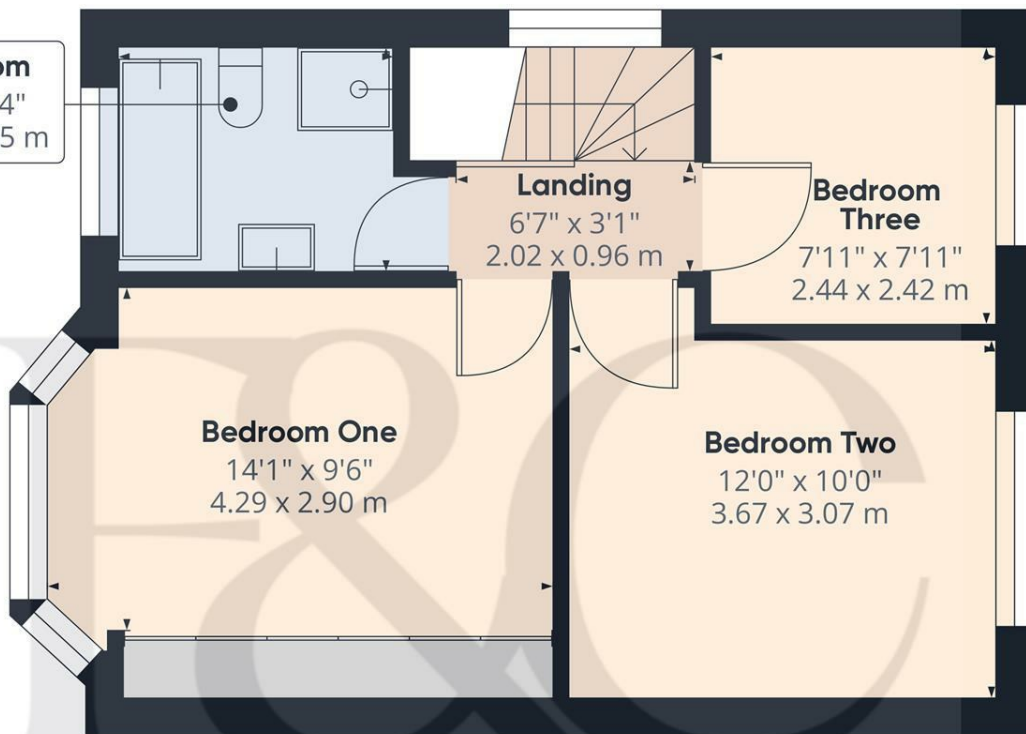
(1) Excluding balconies and terraces

☐ 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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**Bathroom**  
7'9" x 6'4"  
2.38 x 1.95 m



Floor 1

**Approximate total area<sup>(1)</sup>**

421.35 ft<sup>2</sup>  
39.14 m<sup>2</sup>

(1) Excluding balconies and terraces

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Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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	

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Council Tax Band: D  
Tenure: Freehold

