

Fletcher & Company

4 Siddals Lane, Allestree, Derby, Derbyshire, DE22 2DY

Price £725,000

Freehold



- Most Attractive Period Family Home
- Four Double Bedrooms
- Charm & Character Throughout
- Gas Central Heating
- Four Reception Rooms - Dual Aspect Fireplace
- En-Suite, Family Bathroom & Downstairs Cloakroom/WC
- Beautiful Large Private Enclosed Gardens - Ideal for the Keen Gardener
- Driveway, Garage with Power & Lighting
- Sought-After Prime Location





Summary

CLOSE TO ALLESTREE PARK - A most attractive, period four bedroom detached family home tucked away in a generous sized, elevated position of this prime location, boasting character and charm throughout with ample off road parking, large garage and a beautiful privately enclosed rear garden being of a major asset to this property.

The property benefits from gas central heating and in brief, the living accommodation consists of: entrance hallway, cosy lounge, reception room/dining room with period features and impressive dual aspect fireplace also viewed from the snug/office, breakfast kitchen, pantry, garden room providing integral access to garage and opening onto rear garden and delightful and spacious sun room with beautiful views overlooking rear garden. The first floor landing leads to four double bedrooms, bedroom three having a feature mezzanine with fitted wardrobes with en-suite shower room and a family bathroom with a freestanding roll edge bath.

To the front of the property is a private driveway leading to the side entrance door and garage with shrubs, bushes, hedgerow and outside lighting.

The property is complemented by its large, privately enclosed rear garden with decorative gravel chippings and patio area providing a superb entertaining space, extending to a large laid lawn with planted shrubs and bushes, continuing through a pergola the garden extends further with a vegetable plot, garden shed and pond, ideal for the keen gardener.

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THE LOCATION

Located on the very sought-after Siddals Lane, off Park Lane with recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park also having a boating and fishing lake, together with Kedleston Golf Course and Darley Park which is situated close by, offers walks along the River Derwent, café and a spectacular weir and fine dining within the vibrant Darley Abbey Mills.

Allestree is approximately 3 miles from the City centre and provides an excellent range of local amenities including the noted Park Farm shopping centre and excellent local school at both Primary and Secondary levels. The property itself is situated close to regular bus services which operate along Duffield Road (A6) and also worthy of note, the property is within walking distance of the noted Park Lane Surgery.

Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is also convenient for Rolls-Royce, University of Derby, Royal Derby Hospital, Pride Park and Toyota.

ACCOMMODATION

GROUND FLOOR

Spacious & Welcoming Entrance Hall

15'2" x 6'4" (4.63 x 1.95)

With side entrance door with multipaned windows to both sides and fan light window above, inset doormat, period style coving, dado rail, smoke alarm, two radiators, staircase leading to the first floor with wooden balustrade, doors giving access to lounge, breakfast kitchen, pantry and steps leading down to cloakroom/WC and dining room.

Lounge

14'11" x 11'11" (4.55 x 3.64)

With feature exposed brick incorporating multi-burning stove with hearth and surrounds, central heating radiator, picture rail, TV point and multipaned window to the side elevation.



Breakfast Kitchen

11'11" x 11'11" (3.64 x 3.64)

Fitted with solid wood wall, base and drawer units with solid oak worksurface over, composite one and a half bowl sink drainer unit with chrome mixer tap, alcove space with exposed lintel for Range style cooker, extractor unit over, integrated appliances, the continuation of the worksurface forming a useful breakfast bar area, central heating radiator, quarry tiled flooring, window overlooking sun room and open space leading into garden room.



Dining Room

10'7" x 10'5" (3.25 x 3.20)

With feature dual aspect fireplace, central heating radiator, picture rail, coving to ceiling, two wall lights, multipaned window to the front elevation and steps leading up to snug/office.



Snug/Office

15'2" x 11'11" (4.64 x 3.64)

With feature dual aspect fireplace, central heating radiator, three wall lights, picture rail, coving to ceiling and bay window to the front elevation.



Garden Room

13'11" x 10'8" (4.26 x 3.27)

With built-in book shelving, TV point, central heating radiator, continuation of quarry tiled flooring, uPVC double glazed French doors with side panel windows opening onto delightful rear garden, integral door giving access to garage and door leading to sun room.



Sun Room

19'2" x 11'2" (5.85 x 3.42)

With feature exposed brick wall, quarry tiled flooring, wall light, electric heated radiator, side access door and uPVC double glazed French doors opening onto rear garden.



Pantry

8'7" x 5'9" (2.64 x 1.76)

With central heating radiator and window to the side elevation.

FIRST FLOOR

Galleried Landing

With central heating radiator, window to the side elevation, two skylight windows providing a great amount of natural light and doors giving access to all four bedrooms and bathroom.

Double Bedroom One

14'11" x 11'11" (4.55 x 3.64)

With feature period style cast iron fireplace, built-in wardrobes with drawers below, featured wallpapered walls, central heating radiator, picture rail and multipaned window.



Double Bedroom Two

12'11" x 11'11" (3.96 x 3.64)

With built-in wardrobes, central heating radiator, picture rail, dado rail and two multipaned windows.



Double Bedroom Three

11'5" x 10'8" (3.48 x 3.26)

With feature ladder style steps leading to a mezzanine with built-in wardrobes, central heating radiator, coving to ceiling, two wall lights, multipaned window to the front elevation and step leading down to the en-suite shower room.



En-Suite Shower Room

7'7" x 4'3" (2.32 x 1.31)

Comprising of a double walk-in shower enclosure with chrome rainwater shower over, pedestal wash handbasin with mixer tap, low level WC, fully tiled walls with attractive borders, tile effect flooring, ladder style heated towel rail, inset spotlights to ceiling, extractor fan and frosted window to the side elevation.



Double Bedroom Four

12'0" x 10'1" (3.67 x 3.09)

With built-in wardrobes with cupboard above to the side of the chimney breast, central heating radiator, coving to ceiling and multipaned window overlooking rear garden.



Family Bathroom

8'4" x 5'8" (2.56 x 1.74)

Fitted with a white four-piece suite comprising of a freestanding roll edge bath with claw feet and chrome mixer tap/hand shower attachment, pedestal wash handbasin, low level WC, single corner shower enclosure with curved screen, tiled walls, tiled flooring with underfloor heating, traditional style chrome heated towel rail/radiator, extractor fan and frosted window to the side elevation.



OUTSIDE

Front Garden and Driveway

To the front of the property is a private driveway leading to the side entrance door and garage with shrubs, bushes, hedgerow and outside lighting.

Private Enclosed Rear Garden

A major asset to this property is its large, privately enclosed rear garden with decorative gravel chippings and patio area providing a superb entertaining space, extending to a large laid lawn with planted shrubs and bushes, continuing through a pergola the garden extends further with a vegetable plot, garden shed and pond, ideal for the keen gardener.



Garage With Utility Area

18'0" x 17'10" (5.50 x 5.46)

With part quarry tiled flooring, uPVC frosted double glazed personnel door to rear garden, power and lighting, access to roof space providing good storage and utility area with Belfast sink and space for freestanding appliances (currently; automatic washing machine, tumble dryer, freezer and drinks fridge) and electric up and over door.

Council Tax Band F - Derby



Floor 0

Approximate total area⁽¹⁾

1497.71 ft²
139.14 m²

Reduced headroom

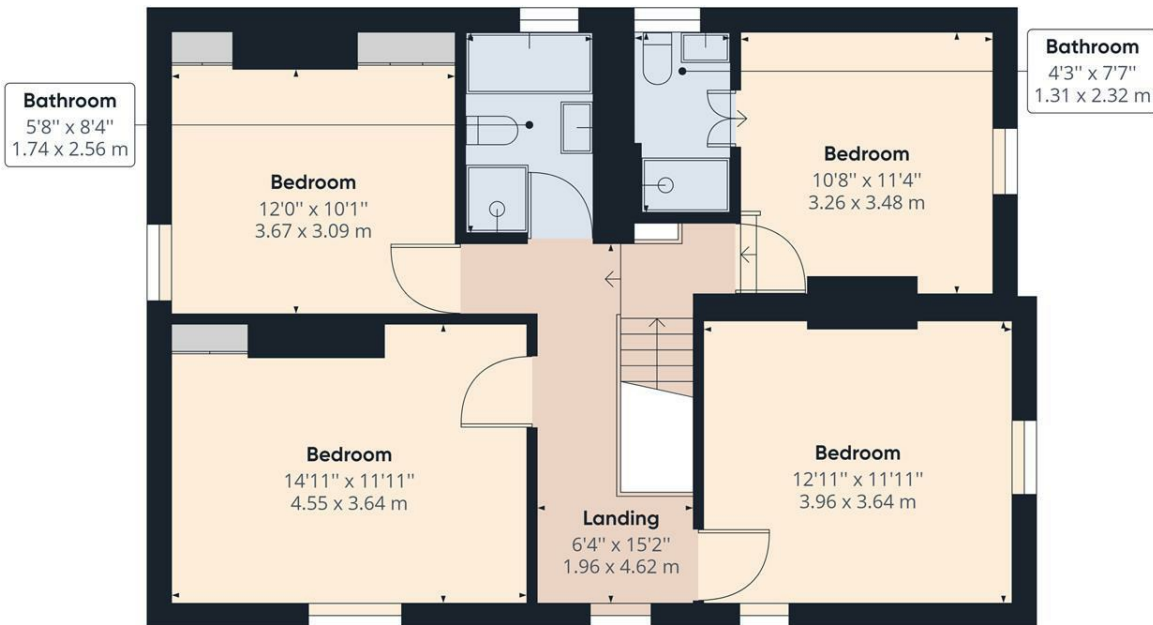
12.45 ft²
1.16 m²

(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⁾

762.35 ft²
70.82 m²

(1) Excluding balconies and terraces

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Council Tax Band: F
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	