



### 3 Bed Bungalow - Detached

18 Cavendish Avenue, Allestree, Derby DE22 2AQ

Offers Over £400,000 Freehold



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Fletcher  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Extended 1930's Style Detached Bungalow
- Well Presented & Around 1040 Square Feet of Living Accommodation
- Gas Central Heating & Double Glazing
- Entrance Hallway, Kitchen, Dining Room & Extended Sitting Room
- Lounge & Spacious Conservatory
- Three Bedrooms & Two Shower Rooms
- Driveway & Single Garage
- Delightful Mature Rear Gardens
- Close to Allestree Park & Darley Park
- Close to Local Shops & Amenities

BEAUTIFUL EXTENDED BUNGALOW - A most attractive and extended double fronted, 1930's style, detached bungalow of style and character occupying this highly sought-after and mature residential location off Duffield Road, close to Allestree Park and Darley Park. This property offers spacious and versatile accommodation with floor area of around 1040 square feet and a superb extension with extended sitting room with vaulted ceiling.

This character bungalow has gas central heating, uPVC double glazing and the accommodation in brief comprises: Entrance porch, entrance hallway, well appointed oak fronted kitchen, lounge, spacious conservatory and dining room with open plan access to the extended sitting room. There are also three bedrooms and two shower rooms.

Externally the property occupies a mature plot with a front garden and new block paved driveway leading to a single integral garage whilst to the rear, is a well established mature garden offering an excellent level of privacy with shaped lawn, well stocked planting borders, mature trees, plants and shrubs. Security cameras

#### THE LOCATION

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.

Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park also having a boating and fishing lake, together with Kedleston Golf Course. Darley Park, which is situated close by, offers walks along the River Derwent, café and a spectacular weir with a first class gourmet restaurant known as Darley's.

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

#### Entrance Porch

Entrance through double opening uPVC doors into the entrance porch with period tiled flooring, lighting and wood panelled door with glazed inset window into the entrance hallway.

#### Entrance Hallway

12'11" x 6'6" maximum (3.94m x 1.98m maximum)

With central heating radiator, smoke alarm and traditional wood panelled doors giving access to lounge, three bedrooms and shower room. Recently installed boiler in attic.



#### Lounge

13'4" x 11'5" (4.06m x 3.48m)

With stripped wooden floorboards, central heating radiator, tv point, coving to ceiling with centre rose, uPVC double opening double glazed French doors opening into conservatory and wood panelled door with frosted glass inset giving access to kitchen.



### Well Appointed Kitchen

10'5" x 7'2" (3.18m x 2.18m")

Fitted with a range of oak fronted wall, base and drawer units with chrome handles and rolled edge granite effect worksurface over, metro style tiled splash-backs, stainless steel sink drainer unit with chrome mixer tap, built-in Hotpoint stainless steel electric oven with Zanussi four ring hob and extractor unit over, tall larder fridge, space for dishwasher, plumbing for automatic washing machine, light oak effect flooring, central heating radiator, and uPVC double glazed window to the rear elevation.



### Conservatory

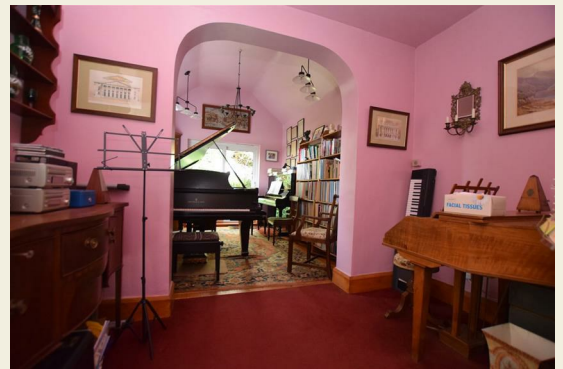
17'5" x 8'3" (5.31m x 2.51m")

Built of uPVC construction with uPVC double glazed windows, angled polycarbonate roof, oak effect flooring, uPVC double glazed French doors opening onto rear garden and side door giving access to dining area and leading to sitting room.

### Dining Area

10'1" x 7'9" (3.07m x 2.36m")

With central heating radiator, door giving access to shower room and open archway access leading into sitting room.



### Sitting Room

12'8" x 9'11" (3.86m x 3.02m")

With stripped wooden floorboards, high semi-vaulted ceiling, two tall wall mounted contemporary tubular radiators, uPVC double glazed window to the side elevation and uPVC double glazed sliding patio doors opening onto rear garden.



### Cloakroom/WC/Shower Room

With shower cubicle with wall mounted Triton electric shower unit and folding glazed door, mini wash handbasin with chrome monobloc mixer tap standing on a white high gloss vanity unit, low level WC with chrome push button flush, ceramic tiled splash-backs, ceramic tiled flooring, central heating radiator, coving to ceiling, extractor fan and doorway giving access to bedroom three/study.

### Bedroom One

14'9"into bay x 13'5"into recess (4.50m"into bay x 4.09m"into recess )

With feature fireplace with Adam style surround and marble hearth incorporating a freestanding Dimplex electric stove effect fire, two central heating radiators, two wall light points, coving to ceiling with centre rose and uPVC double glazed bay window to the front elevation.

### Bedroom Two

12'1"x 12'5" (3.68m"x 3.78m")

With period style cast iron fireplace with marble hearth, central heating radiator and uPVC double glazed window to the front elevation.



### Bedroom Three/Study

10' x 9'9" (3.05m x 2.97m")

With central heating radiator, wall mounted burglar alarm keypad and uPVC double glazed window to the side elevation.



### Shower Room

8'1"x 6'4" (2.46m"x 1.93m")

Fitted with a white three-piece suite comprising corner shower with wall mounted chrome mains-fed shower unit and double opening doors, ceramic tiled splash-backs, pedestal wash handbasin with chrome monobloc mixer tap, low level WC with chrome push button flush, wood effect flooring, central heating radiator, coving to ceiling and single glazed obscure window to the rear elevation.



## OUTSIDE



### Frontage & Driveway

To the front of the property is a paved pathway leading to the front entrance door, a single width driveway giving access to the attached brick-built garage and side timber gated access to the enclosed rear garden.

### Brick Built Garage

13'5" x 7'4" (4.11m x 2.26m)

With up and over door, power and light.

### Enclosed Rear Garden

A delightful, enclosed rear garden offers an exceptional degree of privacy and a paved patio area, outside cold water tap, raised level planting beds, shaped lawn, well stocked planting borders and timber framed shed, enclosed by a fence panelled boundary.

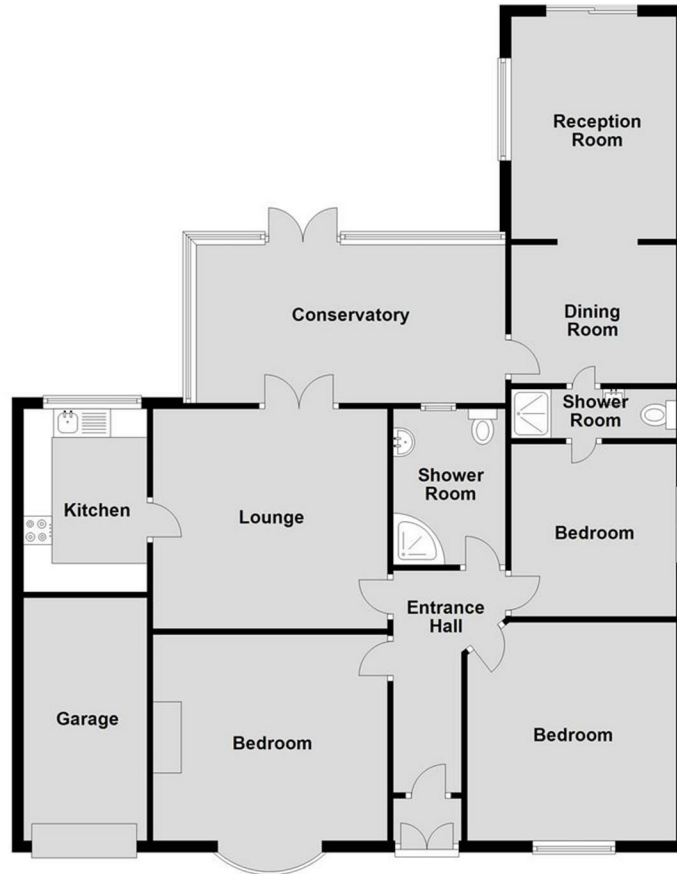


### Council Tax Band

Derby City Council: Band C

### Ground Floor

Approx. 123.1 sq. metres (1325.2 sq. feet)



Total area: approx. 123.1 sq. metres (1325.2 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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