



## 6 Bed House - Detached

18 St. Georges Close, Allestree, Derby DE22 1JH

Offers Over £600,000 Freehold



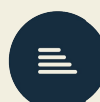
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**Fletcher  
& Company**

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



- Spacious Three Storey Detached Home
- Prestigious Cul-de-Sac Position In Allestree
- Over 2700 Square Feet of Living Accommodation
- Ground Floor Bedroom with En-Suite
- Study, Games Room/Gym/Bedroom 6
- Lounge, Dining Room, Separate Utility & WC
- Spacious Open Plan Living Kitchen
- Five Double Bedroom, Two En-Suites & Family Bathroom
- Driveway, Double Garage & Generous Rear Garden
- Close to Allestree Park & Darley Park

EXCLUSIVE LOCATION & GENEROUS GARDEN PLOT - A superior, six double bedroom detached residence, offering over 2700 square feet of beautifully appointed living accommodation and offering a generous rear garden which we believe to be one of the largest plots on this development.

The property occupies this highly sought after and prestigious modern development conveniently located with easy access to reputable primary/secondary schools, transport links and the nearby Darley and Allestree Parks.

The accommodation in brief comprises: spacious entrance hallway, study with bay window, spacious games room/gym/bedroom six, ground floor bedroom with dressing area and en-suite shower room.

The first floor landing leads to a lounge with double opening door leading to an inner lobby area and the dining room, spacious open plan living dining kitchen, separate utility room and wc.

The second floor landing leads to four double bedrooms and a four piece family bathroom. The spacious master bedroom suite includes a walk in wardrobe area and en-suite shower room.

Outside, the property has a double width driveway leading to an double garage. A true feature of this family home is the generous enclosed rear garden with large split level lawn and extensive timber decked seating area.

## THE LOCATION

Allestree is a very popular residential suburb of Derby approximately 3 miles from the City centre and provides an excellent range of local amenities including the noted Park Farm Shopping Centre, excellent local schools at all levels and regular bus services. Local recreational facilities include Woodland's Tennis Club, Allestree Park with its golf course and fishing lake, Darley Park with its delightful riverside walks and Markeaton Park.

## ACCOMMODATION

### GROUND FLOOR

### Entrance Hallway

17'4"x 8'6"maximum (5.28m"x 2.59m"maximum )

Entrance through hardwood entrance door with wood unit double glazed side panel windows into the entrance hallway with wood effect laminate flooring, central heating radiator, alarm keypad, wall mounted digital thermostat, staircase leading to first floor landing with open spindles and painted wood handrail, understairs storage cupboard and panelled doors giving access to garage, study, ground floor guest bedroom, games room and useful cloaks cupboard with built-in chrome hanging rail and shelving.



### Study

13'6"into bay x 11'1" (4.11m"into bay x 3.38m")

With wood effect laminate flooring, central heating radiator, telephone point and uPVC double glazed box style bay window to the front elevation.



### Games Room/Gym

16'8"x 12'7" (5.08m"x 3.84m")

With wood effect laminate flooring, two central heating radiators and two uPVC double glazed windows to the rear elevation.



### Guest Bedroom

12'9"x 11'3" (3.89m"x 3.43m" )

With wood effect laminate flooring, central heating radiator, uPVC double glazed window to the rear elevation, open archway access to walk-in wardrobe area and panelled door giving access to Jack & Jill en-suite shower room.



### Walk-In Wardrobe Area

6'8"x 4'7" (2.03m"x 1.40m" )

With wood effect laminate flooring, central heating radiator and uPVC obscure double glazed window to the rear elevation.

### Jack & Jill En-Suite Shower Room

8'7"x 5' (2.62m"x 1.52m)

Fitted with a white three-piece suite comprising pedestal wash handbasin with chrome monobloc mixer tap, low level WC with chrome push button flush, double width shower with wall mounted chrome mains-fed shower unit, shower attachment and sliding glazed door, wood effect laminate flooring, monochrome ladder style heated towel rail, shaver point, recessed LED downlighters and extractor fan.



## FIRST FLOOR

### Landing

With wood effect laminate flooring, two central heating radiators, smoke alarm, staircase leading to second floor landing with understairs storage cupboard and panelled doors giving access to lounge, dining room, superb open plan living/dining kitchen and utility room.



### Lounge

15'2"x 14'2" (4.62m"x 4.32m" )

With feature fireplace with inset log effect electric fire with oak surround and marble hearth and backplate, three central heating radiators, tv point, two uPVC double glazed windows to the front elevation, uPVC inward opening French doors with Romeo & Juliette style balcony and double opening doors giving access to a study area.



### Inner Lobby

6' x 5'4" (1.83m x 1.63m" )

With wood effect laminate flooring, internal single glazed window overlooking landing and entrance hallway and uPVC double glazed window to the front elevation.

### Dining Room

12'2"x 11'1" (3.71m"x 3.38m" )

With wood effect laminate flooring, central heating radiator and uPVC double glazed window to the front elevation.



## Superb Open Plan Living/Dining Kitchen

23'8"maximum x 16'8"reducing to 10'1" (7.21m"maximum x 5.08m"reducing to 3.07m" )



### Kitchen Area

Fitted with a range of cream high gloss fronted units with brushed stainless steel handles and black granite worksurface over, matching splash-back, undermounted stainless steel one and a half bowl sink drainer unit with chrome swan neck style mixer tap and draining grooves built into worksurface, integrated AEG stainless steel electric double oven and grill with AEG six ring gas hob with stainless steel splash-back and stainless steel extractor canopy over, integrated AEG dishwasher, integrated low level freezer, integrated tall fridge, pull-out larder unit, built-in breakfast bar, ceramic tiled flooring, smoke alarm, recessed LED downlighters and uPVC double glazed window to the rear elevation.



### Living/Dining Area

With ceramic tiled flooring, two central heating radiators, tv point and uPVC double glazed French doors opening onto rear garden.

### Utility Room

9'11" x 9'4" reducing to 5'9" (3.02m" x 2.84m" reducing to 1.75m" )  
Fitted with cream high gloss fronted base units with brushed stainless steel handles and roll edge laminated granite effect worksurface over, stainless steel sink drainer unit with chrome mixer tap, ceramic tiled splash-backs, wall mounted Glow Worm central heating boiler, low level appliance space with plumbing for automatic washing machine, further low level appliance space, ceramic tiled flooring, central heating radiator, extractor fan, uPVC double glazed window to the rear elevation, composite double glazed door giving access to side pathway and panelled door giving access to cloaks/WC.



### Cloaks/WC

Fitted with a two-piece Roca suite comprising low level WC with chrome push button flush, pedestal wash handbasin with chrome monobloc mixer tap and ceramic tiled splash-back, ceramic tiled flooring, central heating radiator, extractor fan and uPVC obscure double glazed window to the side elevation.

## SECOND FLOOR

### Landing

With central heating radiator, loft access, smoke alarm, boiler cupboard housing the Megaflo pressurised hot water cylinder and doors giving access to four bedrooms and family bathroom.

## Master Bedroom

16'4"into door recess x 15'4" (4.98m"into door recess x 4.67m" )

With two central heating radiators, tv point, uPVC double glazed inward opening French doors with Romeo & Juliette style balcony and walk-in wardrobe area.



## Walk-In Wardrobe Area

8'1"x 6'7" (2.46m"x 2.01m" )

With beech effect built-in wardrobes with brushed stainless steel handles and panelled door giving access through to en-suite shower room.



## En-Suite Shower Room

8'1"x 4'6" (2.46m"x 1.37m" )

Fitted with a white three-piece Roca suite comprising concealed cistern low level WC with chrome push button flush, ceramic wash handbasin built into a wood effect vanity unit with double opening cupboard below, built-in shelving, double width shower with wall mounted chrome recessed shower controls, shower attachment and sliding glazed door, ceramic tiled splash-backs, monochrome ladder style heated towel rail, shaver point, recessed LED downlighters, extractor fan and uPVC obscure double glazed window to the side elevation.





### Bedroom Two

17'4"x 12'6"maximum (5.28m"x 3.81m"maximum )

With built-in maple effect wardrobes, central heating radiator, tv point, Velux double glazed window to the front elevation and feature apex uPVC double glazed window to the front elevation with far-reaching views.



### Bedroom Three

13'9"x 9'9" (4.19m"x 2.97m" )

With central heating radiator, tv point , built-in mirrored slide door wardrobes and uPVC double glazed window to the rear elevation.

### Bedroom Four

11'9"x 9'11" (3.58m"x 3.02m" )

With central heating radiator, tv point and uPVC double glazed window to the rear elevation.



### Five-Piece Family Bathroom

9'10"x 7'3" (3.00m"x 2.21m" )

Fitted with a five-piece Roca suite comprising double ceramic wash hand basins with chrome monobloc mixer tap, low level WC, panelled bath, shower cubicle with wall mounted chrome recessed mains-fed shower unit and folding glazed door, ceramic tiled splash-backs, monochrome ladder style heated towel rail, recessed LED downlighters, extractor fan and uPVC obscure double glazed window to the rear elevation.



## OUTSIDE



### Frontage & Driveway

To the front of the property is a double width block paved driveway leading to a double integral garage, low maintenance fore-garden with purple slate beds, block paved edging and timber gated access to both sides giving access to a generous enclosed rear garden.

### Double Integral Garage

18'4" x 15' (5.59m" x 4.57m )

With Cedar up and over double doors, power and light and internal access door into entrance hallway.

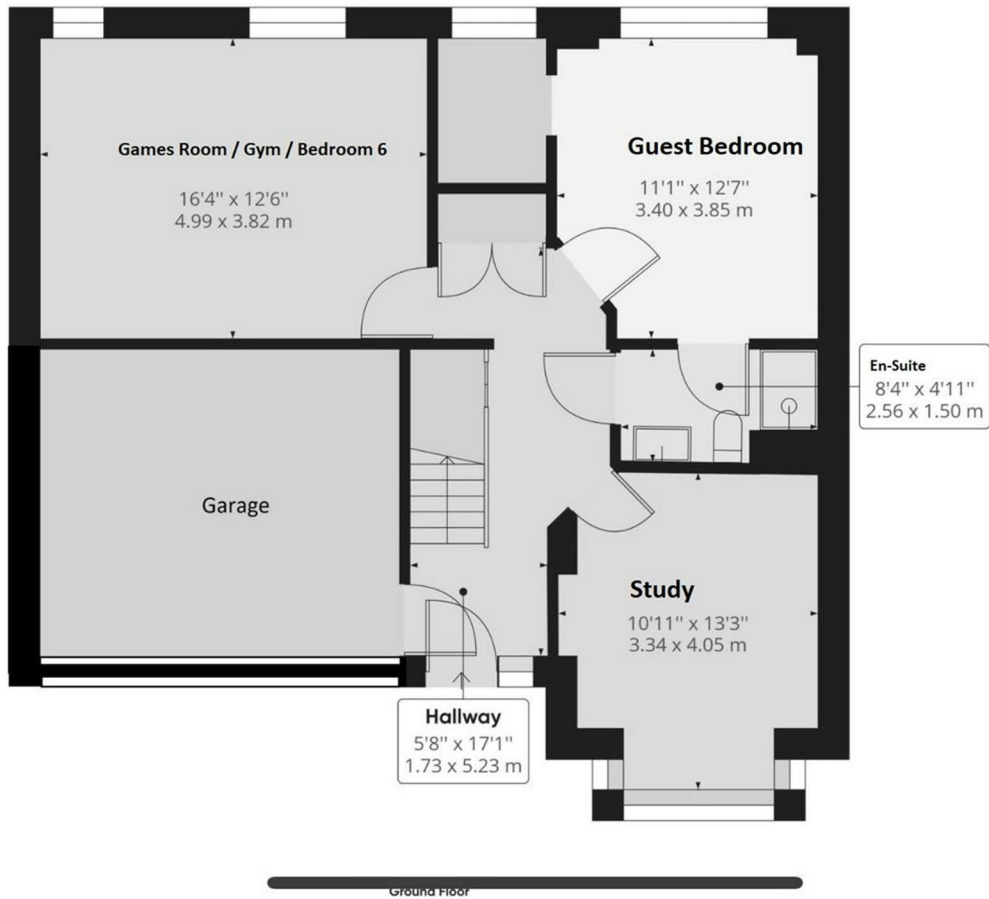
### Enclosed Rear Garden

Having one of the largest garden plots within this development with a generous shaped area laid to lawn with timber step leading to a raised level lawned area, raised level timber decked seating area, lower-level timber decked seating area with retaining railway sleepers and Cotswold stone borders, outside cold water tap, enclosed by a fence panelled and hedgerow boundary.



### Council Tax Band

Derby City Council – Band G



Approximate t  
678.07  
62.99

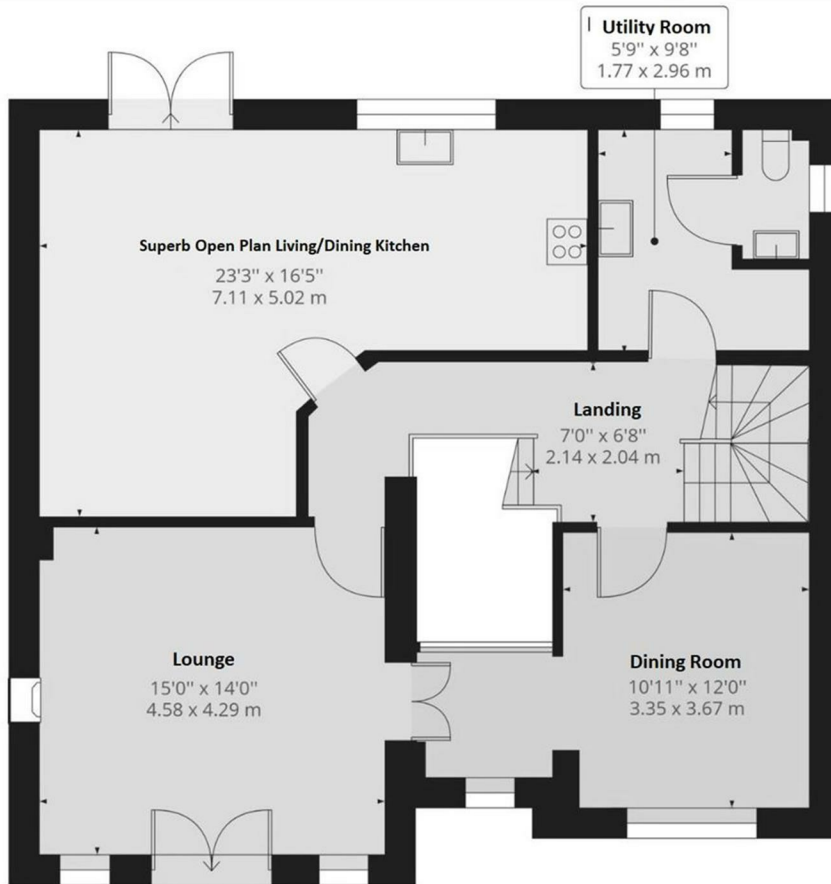
(1) Excluding balcony

While every attempt h  
ensure accuracy, all m  
approximate, not to  
plan is for illustrative

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**Approximate total area<sup>(1)</sup>**  
 917.80 ft<sup>2</sup>  
 85.27 m<sup>2</sup>

(1) Excluding balconies and terraces

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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Approximate total area<sup>(1)</sup>  
713.87 ft<sup>2</sup>  
66.32 m<sup>2</sup>

(1) Excluding balconies and terraces

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### 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>		
(55-68) <b>D</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	

Current: 78, Potential: 84

### 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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