



3 Bed House - Semi-Detached

1 St. Edmunds Close, Allestree, Derby DE22 2DZ

Offers Around £325,000 Freehold



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**Fletcher
& Company**

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- Highly Appealing Extended Semi-Detached Home
- Located in Old Allestree Village - Views Over Charming St Edmund's Church
- Gas Central Heating & Double Glazing
- Lounge
- Kitchen & Dining Room
- Three Double Bedrooms & Family Bathroom
- Private Gardens
- Large Driveway
- Carport & Brick Detached Garage
- No Chain Involved

SOUGHT-AFTER LOCATION IN OLD ALLESTREE VILLAGE – A highly appealing, three bedroom extended semi-detached home located in one of Allestree's most popular locations with views over the old charming St Edmund's Church.

The gas central heated and double glazed living accommodation consists on the ground floor: entrance hall with staircase leading to first floor, lounge, dining room and kitchen. The first floor landing leads to three double bedrooms and a family bathroom.

There are pleasant front and rear gardens to the property with a large driveway to the side and carport which leads to a brick detached garage.

The Location

The location close to Allestree Old Village, which is a popular residential area, is situated approximately four miles from the City centre and provides an excellent range of local amenities including the noted Park Farm shopping centre, excellent schools at all levels and regular bus services.

Recreational facilities include Woodlands Tennis Club, Allestree Park with fishing lake, Markeaton Park also having a boating and fishing lake and Kedleston golf course.

The property is within walking distance of the Park Lane Surgery and other local shops, petrol station and the bus stop is situated approximately 50 yards away. A regular bus service also operates along Duffield Road (A6). There is easy access on to the A6, A38, A50, A52 leading to the M1 motorway.

Accommodation

Ground Floor

Entrance Hall

10'11" x 7'3" (3.35 x 2.23)

With double glazed entrance door, radiator, under-stairs storage cupboard and split-level staircase leading to first floor.



Lounge

14'1" x 11'11" (4.31 x 3.64)

With feature fireplace with surrounds and inset living flame gas fire, radiator, views towards charming old church and wide double glazed window.



Dining Room

10'10" x 6'10" (3.31 x 2.10)

With tiled flooring, radiator, double glazed window overlooking private garden and open archway leading into kitchen.



Kitchen

10'11" x 6'9" (3.34 x 2.08)

With single stainless steel sink unit with hot and cold taps, wall and base units, fitted worktops, gas cooker, washing machine, tiled splash-backs, tiled flooring, double glazed side access door, open archway leading back into dining room and double glazed window overlooking private rear garden.



First Floor

Landing

With access to roof space, two very useful built-in storage cupboards with sliding doors and additional built-in cupboard with shelving.

Double Bedroom One

14'1" x 10'11" (4.30 x 3.35)

With a good range of fitted wardrobes providing good storage with matching chest of drawers and bedside cabinets, radiator, fine views of charming old church and double glazed window to front.



Double Bedroom Two

12'1" x 10'5" (3.70 x 3.19)

With fitted wardrobes with wall cupboards, radiator, built-in cupboard housing the central heating boiler and double glazed window overlooking rear garden.



Double Bedroom Three

13'8" x 6'9" (4.17 x 2.08)

With radiator, built-in wardrobe with cupboard above and double glazed window to rear.



Family Bathroom

12'0" x 6'11" (3.66 x 2.11)

With bath, pedestal wash handbasin, low level WC, separate shower cubicle with electric shower, tiled splash-backs, storage cupboard, shaver point, radiator and double glazed obscure window.



Front Garden

The property is set back from the pavement edge behind a lawned fore-garden with a varied selection of shrubs, plants and attractive cherry blossom tree.



Rear Garden

To the rear of the property is a private enclosed rear garden enjoying a pleasant sunny aspect. The garden enjoys shaped lawns, a varied selection of shrubs, plants, paved and block paved patio.



Driveway

A large driveway provides car standing spaces and leads to a carport and large brick detached garage.

Carport

Brick Detached Garage

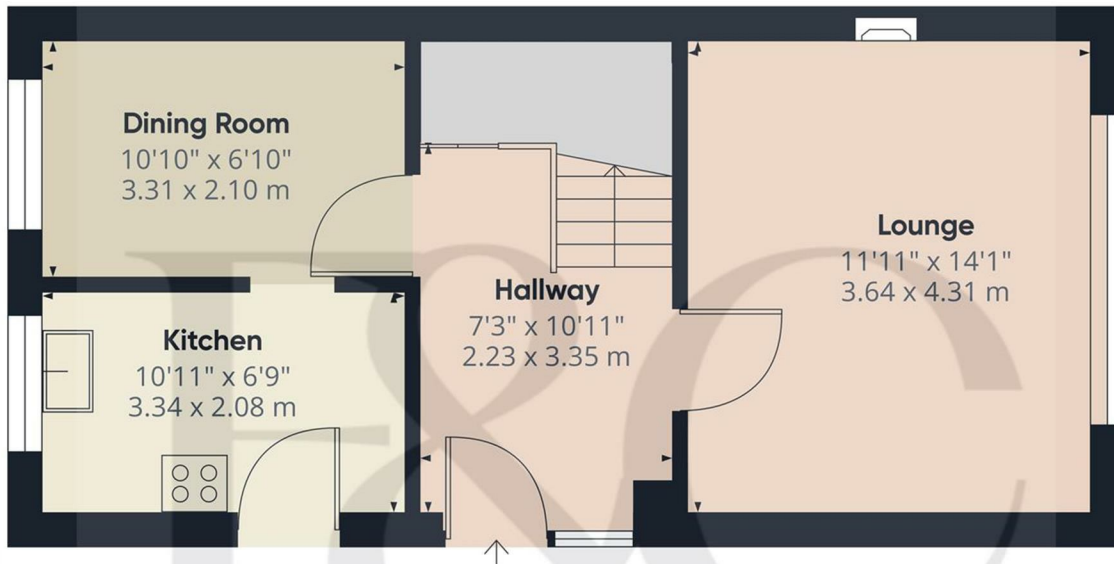
23'8" x 8'4" (7.23 x 2.56)

With power and lighting, up and over metal door, double glazed window to side and side access door.



Council Tax Band - C

Derby City



Approximate total area⁽¹⁾
434.07 ft²
40.33 m²

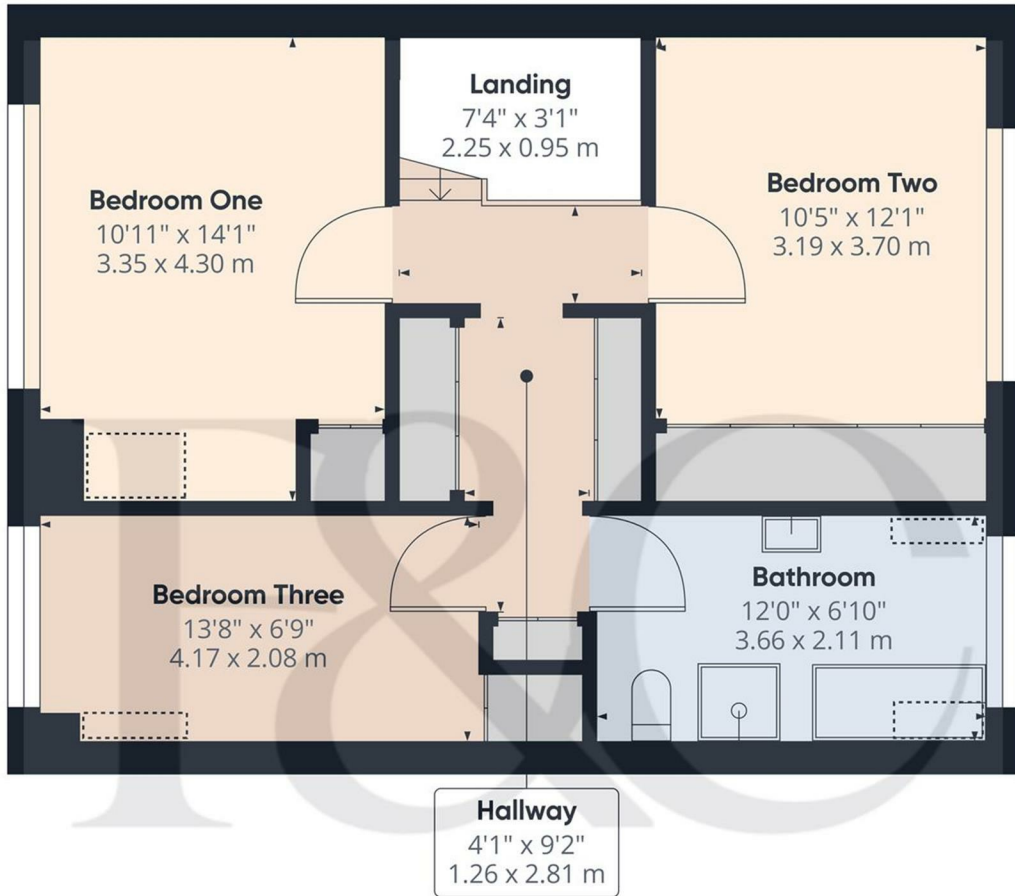
(1) Excluding balconies and terraces

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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Floor 0

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Floor 1

Approximate total area⁽¹⁾

581.72 ft²
54.04 m²

Reduced headroom

14.87 ft²
1.38 m²

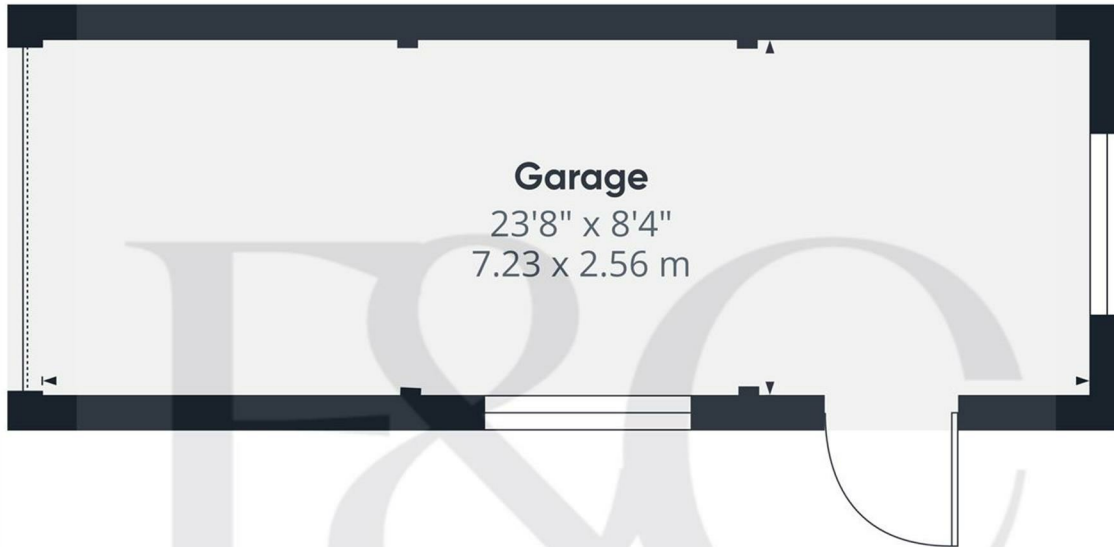
(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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Garage
 23'8" x 8'4"
 7.23 x 2.56 m

Approximate total area⁽¹⁾
 199.24 ft²
 18.51 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	67	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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