



5 Bed House - Detached

1 St. Georges Close, Allestree, Derby DE22 1JH
Offers Around £595,000 Freehold



Fletcher
& Company

www.fletcherandcompany.co.uk

- Impressive Ex-Show Detached House
- Popular Cul-de-Sac Location off Duffield Road
- Two Reception Rooms
- Living Kitchen/Dining/Snug
- Five Double Bedrooms, Three Bathrooms
- South-Facing Private Garden with Party Bar
- Block Paved Driveway
- Brick Double Garage & Workshop
- Convenient for Darley Park & Allestree Park
- Light & Spacious Three Storey Accommodation

IMPRESSIVE EX-SHOW HOUSE WITH PRIVATE GARDEN, WORKSHOP & DOUBLE GARAGE – A five double bedroom, three bathroom detached house located in a very convenient location close to Darley Park and Allestree Park.

The light and spacious three storey gas central heating and double glazed living accommodation offers: lounge, study, living fitted kitchen/dining/snug, utility, cloakroom, five double bedrooms and three bathrooms.

The property enjoys a south-facing private garden with shaped lawns, sun patio and raised decking area with attractive bar.

A block paved driveway leads to a brick double garage with power and lighting and workshop with power and lighting.

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

Stone Pillared Porch

With double opening entrance door.

Entrance Hal

17'5" x 7'0" (5.32 x 2.14)

With inset doormat, deep skirting boards and architraves, high ceilings, coving to ceiling, radiator and staircase leading to first floor with under-stairs storage cupboard.

Cloakroom

5'7" x 4'7" (1.72 x 1.41)

With low level WC, washbasin with fitted base cupboards underneath, high ceilings, radiator, extractor fan and internal panelled door with chrome fittings.

Lounge

16'7" x 13'2" (5.07 x 4.03)

With featured fireplace with surrounds incorporating electric fire and raised hearth, two double glazed side windows within the fireplace alcove, deep skirting boards and architraves, high ceilings, coving to ceiling, three radiators, two double glazed windows and internal panelled door with chrome fittings.



Study

12'6" x 10'5" (3.82 x 3.18)

With deep skirting boards and architraves, high ceilings, coving to ceiling, two radiators, two double glazed windows and internal panelled door with chrome fittings.



Living Kitchen/Dining/Snug

33'9" x 13'2" (10.3 x 4.02)

Snug Area

With deep skirting boards and architraves, high ceilings, radiator, open space leading into dining and kitchen area and double glazed window.



Dining Area

With radiator, double glazed French doors opening onto sun patio and private rear garden and open space leading into snug area and kitchen area.



Kitchen Area

With one and a half inset stainless steel sink unit with chrome mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with attractive matching black granite worktops, stainless steel Range style cooker with stainless steel splash-back with stainless steel Rangemaster extractor hood over, integrated Bosch dishwasher, integrated fridge/freezer, continuation of the black granite worktops forming a small breakfast bar area, open space leading into dining area and snug area, double glazed window overlooking private rear garden, wall mounted china display cabinet with glass shelving, concealed worktop lights and internal panelled door with chrome fittings opening into utility room.



Utility Room

7'1" x 5'7" (2.18 x 1.71)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, radiator, plumbing for automatic washing machine, space for tumble dryer, wall mounted Logic Heat Plus 30 boiler and half glazed side access door.

First Floor

Landing

With deep skirting boards and architraves, high ceilings, staircase leading to second floor, radiator built-in storage cupboard housing the high-efficiency hot water cylinder, additional built-in storage cupboard with shelving and double glazed window.

Double Bedroom One

16'9" x 13'2" (5.13 x 4.03)

With featured wallpapered wall, fitted corner dressing table with fitted base cupboard underneath and matching mirror, two radiators, two triple glazed windows, open archway leading into dressing room and internal panelled door with chrome fittings.



Wardrobe/Dressing Room

10'0" x 6'0" into wardrobes (3.06 x 1.83 into wardrobes)

With a good range of fitted wardrobes, deep skirting boards and architraves, high ceilings, open archway leading into bedroom, radiator and triple glazed window.

En-Suite Bathroom

9'10" x 6'7" (3.02 x 2.03)

With bath, twin washbasins both having chrome fittings, low level WC, double shower cubicle with chrome fittings including shower, tiled splash-backs, wall mounted mirrored medicine cabinets, high ceilings, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed obscure window and internal panelled door with chrome fittings.



Double Bedroom Two

15'5" x 9'11" (4.72 x 3.03)

With featured wallpapered wall, radiator, deep skirting boards and architraves, high ceilings, triple glazed window, open archway leading into wardrobe/dressing room and internal panelled door with chrome fittings.



Wardrobe/Dressing Room

8'4" x 5'3" into wardrobes (2.56 x 1.62 into wardrobes)

With a good range of fitted wardrobes, deep skirting boards and architraves, high ceilings, radiator, triple glazed window and open archway leading into bedroom.

En-Suite

10'0" x 4'1" (3.05 x 1.25)

With double shower cubicle with chrome fittings including shower, pedestal wash handbasin, low level WC, tiled splash-backs, high ceilings, spotlights to ceiling, radiator, wall mounted mirrored medicine cabinet, extractor fan, double glazed obscure window and internal panelled door with chrome fittings.



Double Bedroom Three

11'3" x 11'0" (3.45 x 3.37)

With deep skirting boards and architraves, high ceilings, two radiators, two double glazed windows and internal panelled door with chrome fittings.



Second Floor

Landing

With radiator and two double glazed Velux windows.

Double Bedroom Four

19'3" x 13'4" (5.89 x 4.07)

With storage into eaves, two radiators, two double glazed Velux windows to rear, double glazed window to front and internal panelled door with chrome fittings.



Double Bedroom Five

19'1" x 10'9" (5.84 x 3.30)

With storage into eaves, two radiators, two double glazed Velux windows to rear, double glazed window to front and internal panelled door with chrome fittings.



Family Bathroom

10'2" x 10'0" (3.11 x 3.07)

With bath, fitted washbasin with fitted base cupboard underneath, low level WC, separate shower cubicle with chrome fittings including shower, tiled splash-backs, wall mounted mirrored medicine cabinet, spotlights to ceiling, heated chrome towel rail/radiator, double glazed obscure window and internal panelled door with chrome fittings.



Front Garden

The property is set back from the pavement edge behind a well-kept lawned fore-garden with block paved pathway leading to the attractive pillared stone porch and entrance door.

Rear Garden

To the rear of the property is a south-facing private enclosed rear garden enjoying shaped lawns, sun patio, raised decking area with attractive bar complemented by raised beds with sleepers and fully enclosed by fencing. Outside power and lights. Cold water tap and arched side access gate.



Party Bar Area

13'11" x 6'5" (4.26 x 1.97)

With power and lighting, heaters and fitted bar.



Hot Tub

Included in the sale at a successful sale price.



Workshop

17'9" x 16'3" (5.42 x 4.97)

With concrete flooring and power and lighting.

Block Paved Driveway

A double width block paved driveway provides car standing spaces for several cars.



Brick Double Garage

18'1" x 17'6" (5.53 x 5.34)

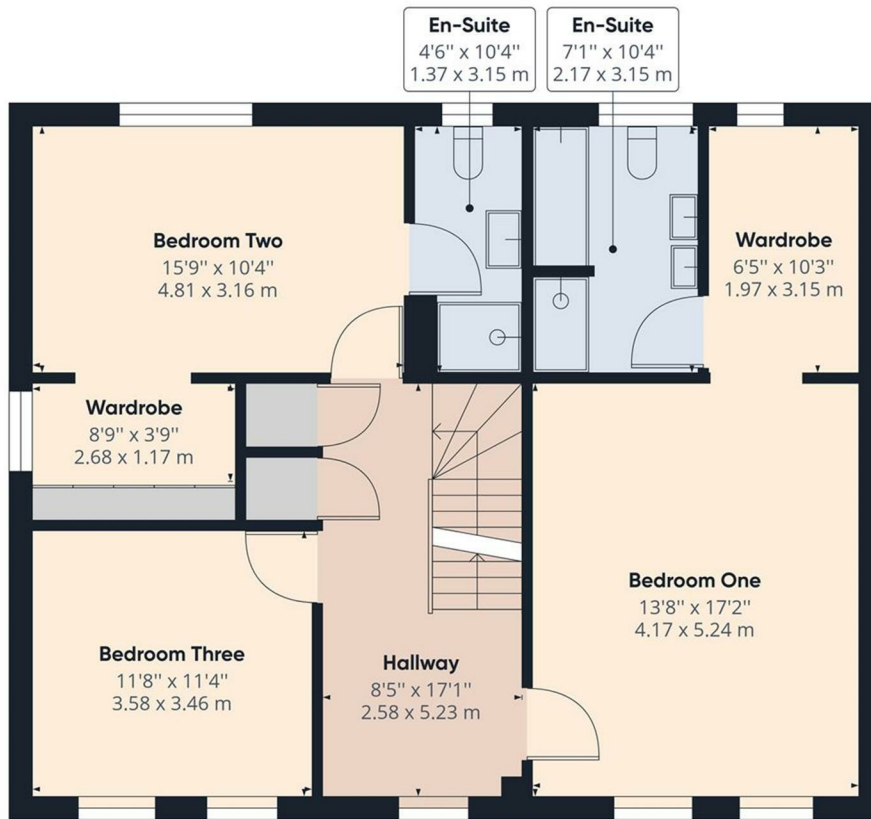
With tiled flooring, power and lighting, vaulted roof with truss, side access door opening into workshop and up and over front door.

Council Tax Band - G

Derby City



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Floor 1

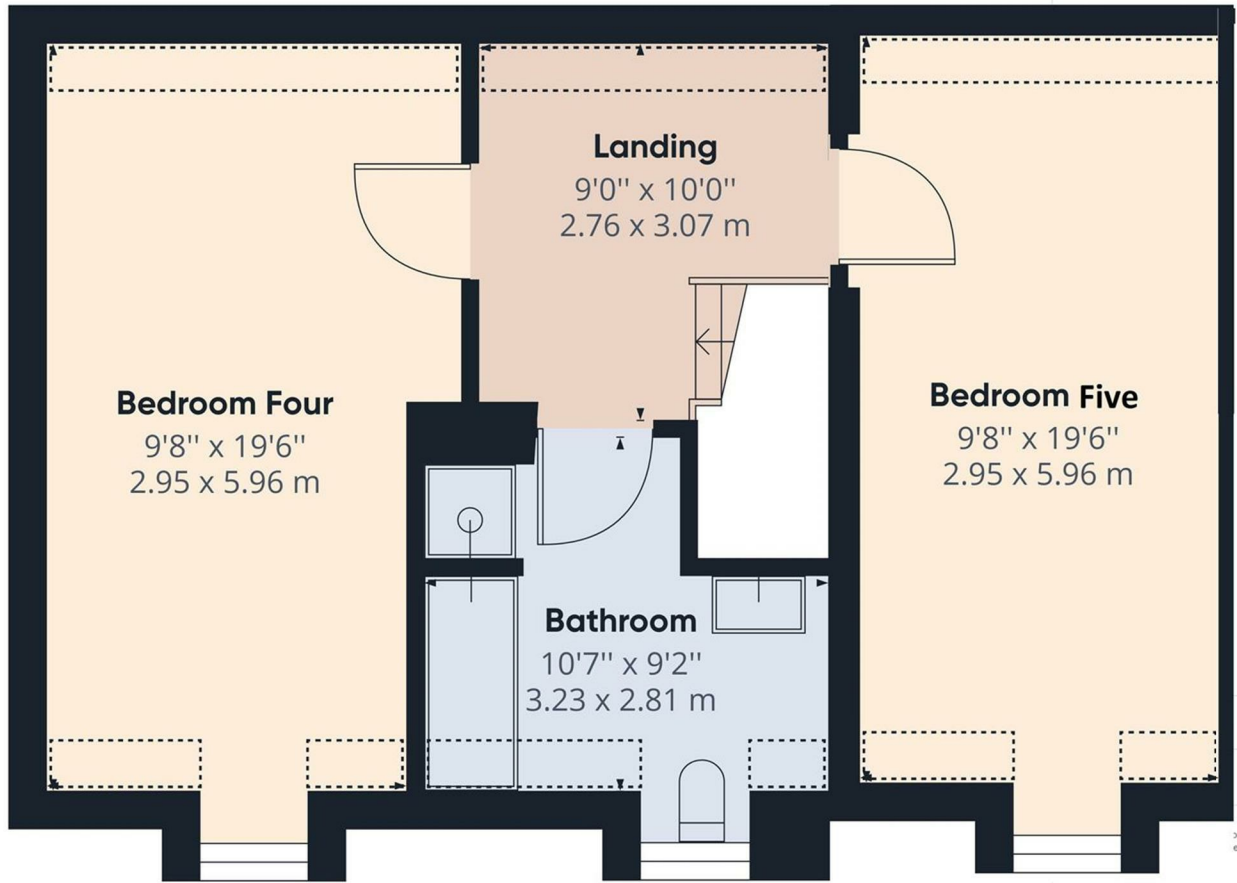
Approximate total area⁽¹⁾
 937.84 ft²
 87.13 m²

(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 2

GIRAFFE360

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>		
	74	81
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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