

Fletcher & Company

12 Oak Close, Allestree, Derby, DE22 2JE

Offers In The Region Of £525,000

Freehold



- Spacious Extended Four/Five Bedroom Residence
- Larger Than Average Plot
- Ideal for a Growing Family
- Entrance Hall, Fitted Guest Cloakroom
- Sitting Room
- Breakfast Kitchen
- Impressive Lounge/Dining Room with Bi-Fold Doors to the Rear Garden
- Ground Floor Study with Shower Room off
- Four Bedrooms, Master with En-Suite Shower Room & Family Bathroom
- Driveway & Large Garden





Summary

Large and extended four/five bedroom detached residence occupying a quiet cul-de-sac location in Allestree.

This is an opportunity to acquire a comprehensively extended four/five bedroom detached residence occupying a quiet cul-de-sac location on a larger than average plot in Allestree. The property would suit a growing family and features entrance hall, fitted guest cloakroom, lounge, breakfast kitchen with utility off, a large extension to the rear incorporates a sitting/dining room with two sets of bi-fold doors opening onto the garden and a ground floor study with shower room off lends itself for use as a ground floor bedroom with en-suite facility. The first floor landing leads to a master bedroom with a well appointed en-suite shower room, three further bedrooms and well appointed bathroom.

The property is set back behind a driveway providing access to an integral store and to the rear of the property is a large garden featuring a terrace/patio ideal for entertaining with a large lawn and timber-clad outbuilding.

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The Location

The property's location on Oak Close gives very easy access to a range of shops and facilities on Blenheim Drive as well as Allestree Woodlands Secondary School and is also close to Portway Primary School. Within easy reach is Park Farm Shopping Centre which offers an excellent range of shops and facilities and a regular bus service runs from Blenheim Drive into Derby city centre.

Accommodation

Ground Floor

Entrance Hall

9'3" x 3'11" (2.84 x 1.21)

Panelled and double glazed entrance door with double glazed side lights provides access into the hallway with period style central heating radiator and doors to the kitchen and fitted guest cloakroom.

Fitted Guest Cloakroom

5'5" x 4'9" (1.66 x 1.47)

With low flush WC, wash handbasin, central heating radiator and recessed ceiling spotlighting.

Sitting Room

15'6" x 10'10" (4.74 x 3.32)

With feature fireplace, central heating radiator, double glazed window to the front and glazed doors opening into the fabulous open plan extension.



Fitted Kitchen

18'4" x 9'3" (5.60 x 2.84)

With an extensive range of granite worktops with matching upstands, inset ceramic sink with flexible mixer tap, breakfast bar, inset five plate electric hob with extractor hood over, built-in oven and grill beneath, integrated dishwasher, appliance space suitable for a large fridge/freezer and open space into the inner lobby leading to the utility room.



Utility Room

5'10" x 5'8" (1.78 x 1.73)

With woodblock effect worktop and appliance spaces beneath suitable for a washing machine and tumble dryer.

Bedroom/Study

12'10" x 9'6" (3.92 x 2.91)

With central heating radiator, double glazed window to the rear and door to the shower room.



Shower Room

8'10" x 3'6" (2.71 x 1.07)

With a white suite comprising wash handbasin and shower cubicle. (Please note this could be used as a ground floor fifth bedroom with en-suite facility).

Open Plan Lounge/Dining Room

29'11" x 10'4" (9.12 x 3.16)

A superb full-width open plan lounge/dining room with underfloor heating, recessed ceiling spotlighting, four double glazed Velux windows and two sets of bi-fold doors opening onto the garden.



First Floor

Landing

Semi-galleried landing with access to loft space, double glazed window to the front and doors to four bedrooms and bathroom.

Master Bedroom

19'2" x 9'7" (5.85 x 2.93)

With central heating radiator, double glazed window to the rear and door to the en-suite shower room.



En-Suite

9'5" x 6'0" (2.89 x 1.83)

With low flush WC, twin wash handbasins with drawers beneath, large walk-in shower cubicle with rainfall shower, central heating radiator and double glazed window to the front.



Bedroom Two

15'7" x 9'9" (4.76 x 2.99)

With central heating radiator and double glazed windows to the front and rear.



Bedroom Three

10'5" x 9'8" (3.18 x 2.96)

With central heating radiator and double glazed window to the rear.



Bedroom Four

9'8" x 8'11" (2.95 x 2.72)

With central heating radiator and double glazed window to the rear.

Family Bathroom

8'11" x 7'6" (2.73 x 2.29)

With a four-piece suite comprising low flush WC, vanity unit with wash handbasin, large walk-in shower cubicle with rainfall shower, roll edge freestanding bath with mixer tap, built-in television, partly tiled surrounds, recessed ceiling spotlighting and double glazed window to the front.



Outside

To the front of the property is a tandem driveway with raised sleeper borders containing flowers and plants with off road parking for two/three vehicles and access to an integral store.

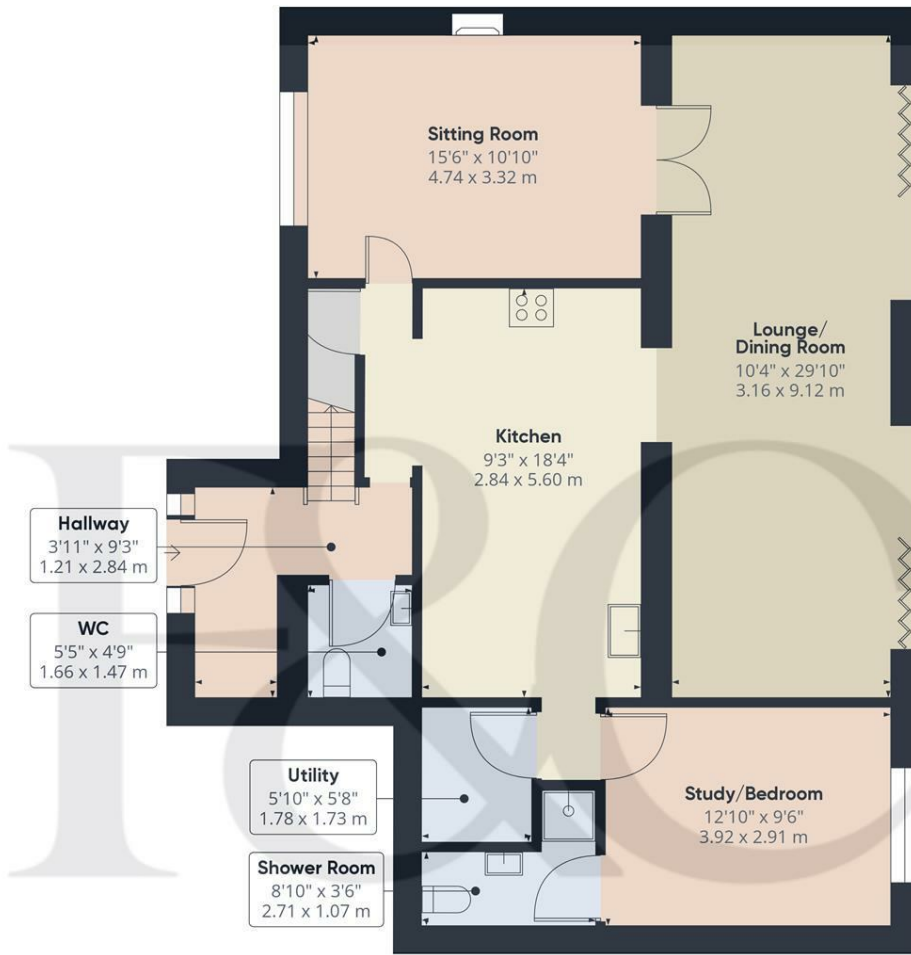
Immediately off the extension is a large stone patio/terrace ideal for outdoor dining and entertaining with a large lawn beyond this and further patio area. Adjacent to the property is a timber-clad outbuilding.



Store

With electric door.

Council Tax Band D - Derby



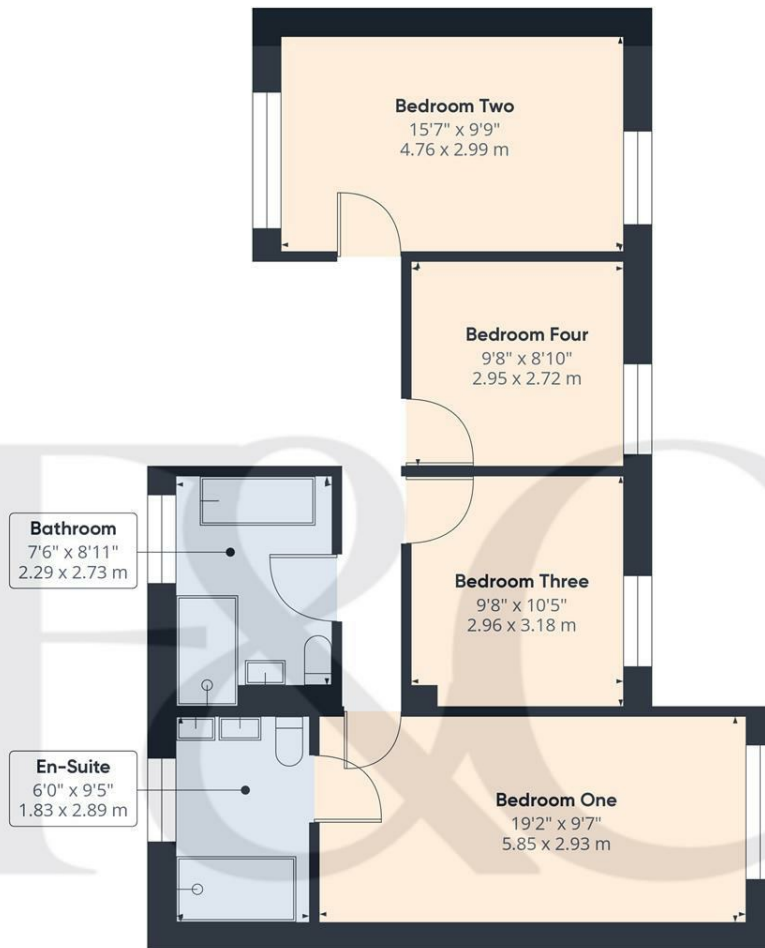
Floor 0

Approximate total area⁽¹⁾
1032.18 ft²
95.89 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 1

Approximate total area⁽¹⁾
649.09 ft²
60.3 m²

(1) Excluding balconies and terraces

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12 Oak Close
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Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	82
England & Wales	EU Directive 2002/91/EC	