

Fletcher & Company

10 Cavendish Avenue, Allestree, Derby, DE22 2AQ

Offers Around £359,950

Freehold



- Beautiful Extended Family Semi-Detached Home
- Located Between Darley Park & Allestree Park
- Gas Central Heating & Double Glazing
- Lounge with Bay Window
- Superb Fitted Living Kitchen/Dining Room
- Utility & Cloakroom/W.C.
- Three/Four (Study) Bedrooms & Fitted Family Bathroom (Potential En-suite)
- Private Garden with Feature Stone Patio
- Driveway & Garage with Electric Door
- No Chain Involved - Viewing Essential





Summary

IDEAL FAMILY HOME – A beautiful traditional extended semi-detached property of style and character, located in a popular residential area situated between Darley Park and Allestree Park.

F&C

The Location

The property is nicely located off the attractive, tree-lined Duffield Road (A6) and would ideally suit a young family. Its location is close to Darley Park, Allestree Park and Markeaton Park. Easy access to Walter Evans Primary School and Darley Abbey Village which is located within a World Heritage Site. Regular bus services only a 5 minute walk away. 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 and Darley Abbey Mills with its gourmet restaurant and wine bars. 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 Hall

13'11" x 5'4" (4.25 x 1.65)

Panelled and glazed entrance door provides access into the entrance hall with original oak panels/parquet, central heating radiator, staircase leading to the first floor with useful under-stairs storage cupboard and doors to the lounge and open plan living kitchen.

Lounge

11'4" x 10'9" (3.47 x 3.29)

With a stylish period style central heating radiator, recessed shelving, picture rail and uPVC double glazed bow bay window to the front.



Superb Living Kitchen/Dining Room

20'1" x 16'2" (6.13 x 4.95)



Lounge/Dining Area

With a cast iron log burner and feature stone lintel, bespoke shelving to either chimney breast recess, central heating radiator, feature tiled floor covering and recessed ceiling spot lighting.

Kitchen Area

With woodblock preparation surfaces having matching upstands, inset one and a quarter stainless steel sink unit with Franke flexible mixer tap, two-tone gloss finished base units with cupboards and drawers with LED lighting, inset five plate gas hob with extractor hood over and built-in oven and grill beneath, appliance space suitable for a large American style fridge/freezer surrounded by further cupboards, the continuation of feature tiled floor covering, recessed ceiling spot lighting, central heating radiator, two sealed unit double glazed Velux windows, uPVC double glazed window with matching French doors opening onto the garden and door to the utility room.

Utility Room

14'2" x 6'10" (4.34 x 2.09)

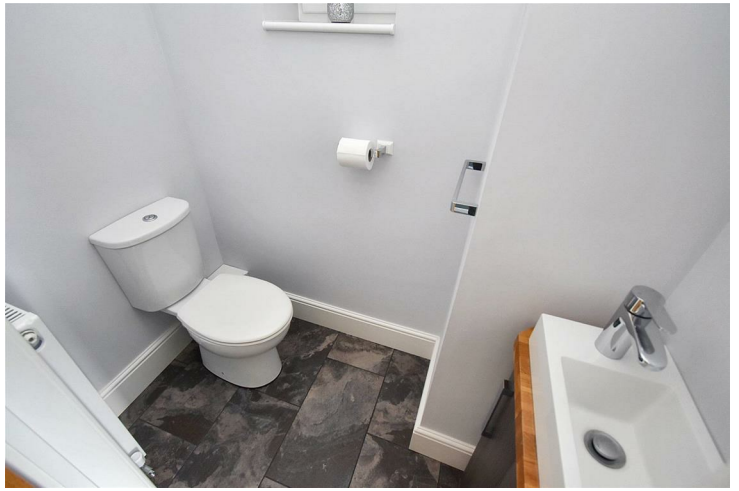
With the continuation of feature tiled floor covering, granite effect worktop with matching upstands, inset circular stainless steel sink unit with fitted base cupboards and drawers with complementary wall mounted cupboards, integrated dishwasher, appliance spaces suitable for washing machine and tumble dryer, wall mounted Worcester gas-fired boiler, recessed ceiling spot lighting, central heating radiator, sealed unit double glazed Velux window, uPVC double glazed window and door to the rear, integral door giving access to the garage and further door to the fitted guest cloakroom.



Cloakroom

5'4" x 3'2" (1.63 x 0.98)

With low flush WC, vanity unit with wash handbasin and cupboard beneath, central heating radiator and uPVC double glazed window to the side.



First Floor

Landing

Semi-galleried landing with feature balustrade and doors to four bedrooms and bathroom.

Bedroom One

10'9" x 9'0" (3.29 x 2.76)

With stylish floor-to-ceiling central heating radiator, a good range of fitted wardrobes with sliding doors, uPVC double glazed window to the front and door to the dressing room.



Dressing Room/Potential En-suite

5'6" x 4'1" (1.68 x 1.27)

With central heating radiator and uPVC double glazed window to the front. Potential to convert to an en-suite bathroom.



Bedroom Two

10'6" x 10'3" (3.21 x 3.14)

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



Bedroom Three

8'3" x 7'4" (2.53 x 2.26)

With central heating radiator, fitted wardrobes and uPVC double glazed window to the front.



Bedroom Study/Four

7'5" x 7'2" (2.27 x 2.19)

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



Fitted Bathroom

Tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and drawers beneath, panelled bath with shower over, chrome towel radiator, recessed ceiling spotlighting and uPVC double glazed window to the rear.



Outside

To the rear of the property is a feature stone patio/terrace and lawn. To the front is a lawned garden with adjacent driveway providing off road parking and access to the integral garage.

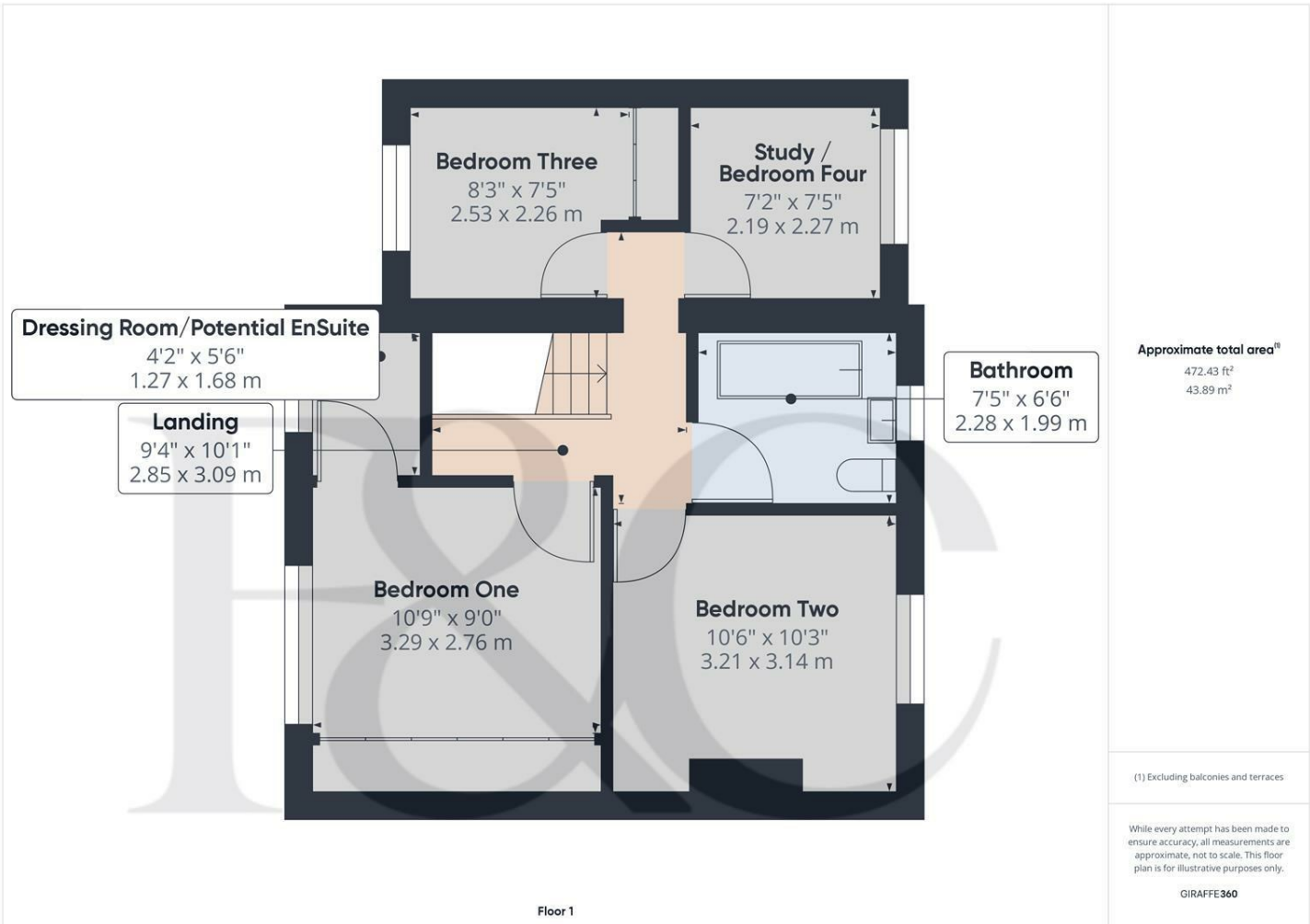


Integral Garage

17'5" x 8'4" (5.32 x 2.55)

With electric roll up door, power and lighting.

Council Tax Band B - Derby





Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

10 Cavendish Avenue
Allestree
Derby
DE22 2AQ

Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	