



## 4 Bed House - Detached

21 Lens Road, Allestree, Derby DE22 2NB

Price £1,350,000 Freehold



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**Fletcher**  
& Company

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- Outstanding Detached Home - 4, 334 Sq. Ft
- Private Position - Nicely Tucked Away
- Mature & Well Established Cul-de-Sac Location
- Elegant Hall & Landing
- Lounge & Snug
- Superb High Quality Living Kitchen
- Wonderful Dining/Sitting Room and Stunning Garden Room
- Four / Five Bedrooms ( Studio ) & Three Bathrooms
- Beautiful Well Kept Gardens & Tennis Court ( approx. 0.75 acre )
- Large Gated Driveway & Triple Garage

PRIVATE - SOUTH FACING - BEAUTIFUL HOME - SET IN 0.75 Acre - A ONE OFF ! - Very impressive detached residence with triple garage set in wonderful tranquil gardens including Tennis Court located on the edge of Allestree with easy access to Quarndon, Duffield and Kedleston.

#### The Location

The property enjoys an enviable prestigious location at the bottom of a well establish cul-de-sac within the Quarndon Parish area. This is a very convenient position with easy access of local amenities and the beautiful National Trust Kedleston Estate.

Derby - 3 miles Nottingham - 17 miles Birmingham - 42 miles ( Repton School - 11 miles )

#### Accommodation

##### Ground Floor

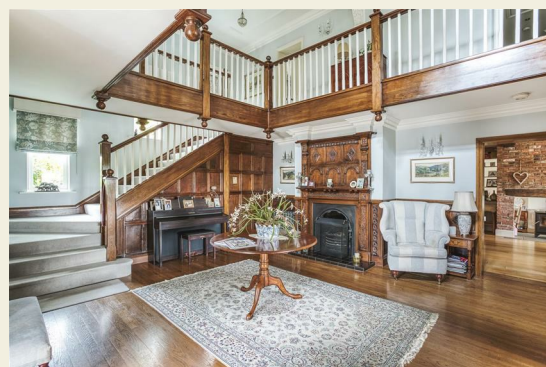
##### Storm Porch

With stone flagged floors and magnificent solid wood character entrance door opening into entrance hall.

##### Elegant Hall

20'4" x 18'2" (6.20 x 5.55)

With large inset doormat, telephone intercom system, feature wide staircase leading to first floor with attractive balustrade, solid wood flooring, two cast iron period style radiators, charming wood quarter panelled walls with matching fireplace and open grate fire with raised tiled hearth and four sealed unit double glazed windows.



## Cloakroom

9'2" x 4'5" (2.80 x 1.37)

With low level WC with polished wood seat, corner washbasin with fitted base cupboard underneath, matching solid wood flooring, radiator, extractor fan, corner fitted mirror, sealed unit double glazed sash window and spotlights to ceiling.

## Lounge

21'10" x 15'0" (6.66 x 4.58)

With fireplace with surrounds incorporating gas fire and raised granite hearth, decorative coving to ceiling, fitted wall lights, double opening glazed internal doors opening into elegant entrance hall, two radiators, two sealed unit double glazed sash style windows, beautiful bay window incorporating three sealed unit double glazed windows, bespoke fitted television cabinet and lovely southerly countryside views.



## Snug

15'0" x 10'7" (4.59 x 3.25)

With feature exposed brick wall, decorative coving to ceiling, three sealed unit double glazed sash style windows all having internal plantation shutter blinds, radiator, solid oak internal door, side access door leading to charming canopy and annexe and large inset oak lintel.



## Superb Living Kitchen

26'3" x 15'0" (8.01 x 4.59)

A high quality handcrafted kitchen with Franke single sink with InSinkErator and mixer tap, a full range of wall and base fitted cupboards with Quartz worktops, wall mounted china display cabinets, tiled splash-backs, concealed worktop lights, integrated Neff dishwasher, two electric fan assisted Siemens ovens, inset five ring gas hob with concealed De-Dietrich extractor hood, matching kitchen island with a circular Quartz worktop and fitted base cupboards underneath, extended wood attached table top with column leg, integrated Fisher & Paykel fridge/freezer, decorative coving to ceiling, two principal beams, spotlights to ceiling, superb exposed brick chimney breast with inset oak lintel incorporating dual-aspect log burning stove with stone/slate hearth, radiator, solid wood flooring, three sealed unit double glazed windows, lovely southerly countryside views, wonderful corner pantry cupboard with triangular shaped shelving, matching fitted book case with concealed radiator, corner drinks cupboard and open archway leading into dining, sitting and garden room.



## Wonderful Dining/Sitting/Garden Room

36'7" x 12'2" (11.17 x 3.73)

### Dining Area

With solid wood flooring, exposed brick wall with bespoke shelving incorporating book case and mirror image of the kitchen, exposed chimney breast with inset oak mantel and dual-aspect log burning stove with slate hearth and stone and log store, beam to ceiling, cast iron period style radiator, quarter panelling to walls, exposed brick wall, sealed unit double glazed French doors opening onto manicured gardens, open space leading into sitting area and garden area and open square archway leading into kitchen area.





### Sitting Area

Complementing the dining and garden room area with matching solid wood flooring, beam to ceiling, quarter panelling to wall, exposed brick wall, cast iron period style radiator, open archway leading into kitchen and open space leading into stunning garden room.



### Stunning Garden Room

With matching wood flooring, electric operated lantern window, spotlights to ceiling, lovely countryside views and views across the formal gardens, several sealed unit double glazed windows all having fitted blinds and sealed unit double glazed door giving access to charming York stone patio and veranda.



### Veranda

This complements the wonderful garden room with solid oak beams.

### Utility/Laundry Room

8'2" x 7'11" (2.50 x 2.43)

A comprehensively fitted area with single sink with chrome mixer tap, a good range of fitted storage cupboards including fitted base cupboards, matching Quartz worktops, plumbing for automatic washing machine, space for tumble dryer, concealed high-efficiency boiler, solid wood flooring, principal beam to ceiling, decorative coving, spotlights to ceiling, two sealed unit double glazed sash style windows both having fitted blinds, space for additional fridge/freezer, radiator, a further range of useful storage cupboards including broom cupboard, internal solid oak door giving access to living kitchen and charming stable door giving access to gardens.

### Cloakroom

7'8" x 3'9" (2.36 x 1.15)

With low level WC, pedestal wash handbasin, tiled splash-backs, solid wood flooring, panelling to walls, decorative coving, spotlights to ceiling, extractor fan, radiator, sealed unit double glazed sash style window with fitted blind and internal solid wood panelled door.

### Attached Canopy

This is a covered area with cladded ceiling spotlights offering a pleasant sitting area with external door giving access to annexe.

### Annexe/Studio/Bedroom Five

15'9" x 8'8" (4.82 x 2.66)

With character vaulted ceilings, spotlights to ceiling, two radiators, two double glazed sash style sealed unit windows both having internal plantation shutter blinds and sliding door giving access to cloakroom/shower room.

### Cloakroom/ Potential Shower Room

8'9" x 3'4" (2.69 x 1.02)

Currently fitted as a two-piece cloakroom with low level WC, fitted washbasin with fitted base cupboards underneath, tiled splash-backs, tiled flooring, heated towel rail/radiator, spotlights to ceiling, extractor fan and double glazed sash style window with internal plantation shutter blind.

### First Floor

#### Galleried Landing

With a most attractive balustrade, decorative coving to ceiling, radiator, chandelier and two sealed unit double glazed windows.



#### Bedroom One

21'9" x 15'1" (6.65 x 4.61)

With decorative coving to ceiling, dado rail, two radiators, exposed beam and timbers, open archway leading into dressing room, sealed unit double glazed French doors opening onto balcony with lovely countryside views and internal panelled door.



#### Sun Balcony

With wrought iron railings and magnificent southerly countryside views.

#### Dressing Room

16'4" x 15'0" (4.99 x 4.58)

With a good range of fitted wardrobes providing excellent storage with shelving and base cupboards etc, decorative coving to ceiling, spotlights to ceiling, radiator, sealed unit double glazed sash style window with internal plantation shutter blinds, lovely countryside views and panelled door giving access to en-suite bathroom.

### En-Suite Bathroom

12'2" x 10'1" (3.72 x 3.09)

With Victoria Albert bath with chrome fittings and chrome hand shower attachment, fitted washbasin with fitted base cupboard underneath, low level WC, double shower cubicle with chrome fittings including shower, matching fitted mirror, Amtico flooring, Heritage style towel rail/radiator, decorative coving to ceiling, spotlights to ceiling, sealed unit double glazed window with feature plantation shutter blinds and lovely countryside views, exposed oak beam and internal panelled door.



### Bedroom Two

15'2" x 11'4" (4.63 x 3.46)

With fitted wardrobe with sliding doors, radiator, decorative coving to ceiling, spotlights to ceiling, two double glazed sash style sealed unit windows both having internal plantation shutter blinds and internal panelled door.



### Bedroom Three

12'10" x 11'3" (3.92 x 3.43)

With fitted wardrobes with matching corner dressing table and fitted base cupboard underneath, further shelving and base cupboard providing good storage, radiator, quarter panelling to walls, decorative coving to ceiling, spotlights to ceiling, radiator, two sealed unit double glazed sash style windows both having internal plantation shutter blinds with lovely countryside views and internal panelled door.



### Inner Landing

With open archway leading into main landing area, useful built-in double linen cupboard, access to roof space and radiator.

### Bedroom Four

12'2" x 8'7" (3.71 x 2.62)

With fitted shelving and fitted base cupboard, decorative coving to ceiling, spotlights to ceiling, radiator, sealed unit double glazed window, a further range of fitted base cupboards and internal panelled door.



## Family Bathroom

15'0" x 9'11" (4.58 x 3.04)

With large separate shower enclosure with chrome shower, fitted washbasin, low level WC, tiled splash-backs, decorative coving to ceiling, spotlights to ceiling, heated towel rail/radiator, sealed unit double glazed window with internal plantation shutter blinds and two internal panelled doors. ( Jack and Jill access to Bedroom 3 ).



## Private Gardens

Being of a major asset and sale to this particular property is its quite outstanding private gardens with a warm southerly aspect with the added beauty of a brook running through which can be only appreciated when viewed. There are shaped lawns, a varied selection of shrubs, plants, trees, summerhouse, and large shed.



## Tennis Court & Clubhouse



## Summerhouse



### Large Driveway

A tarmac driveway provides car standing spaces for approximately eight cars approached via brick pillared electric operated wrought iron gates.



### Tripe Garage

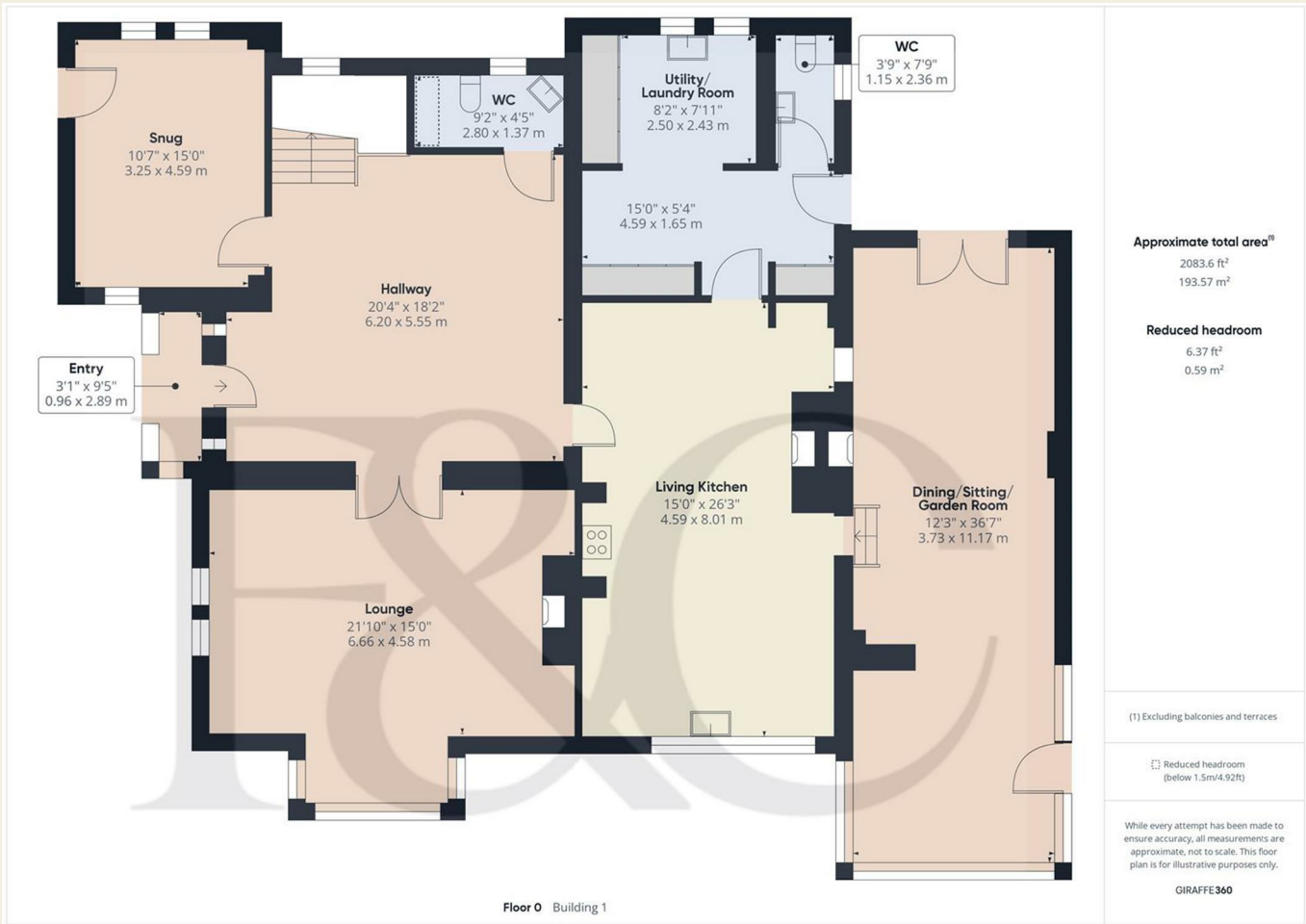
28'6" x 18'0" (8.71 x 5.51)

With concrete floor, power and lighting, high ceilings, shelving, rear access door, alarmed, cold water tap and three electric roll up doors.



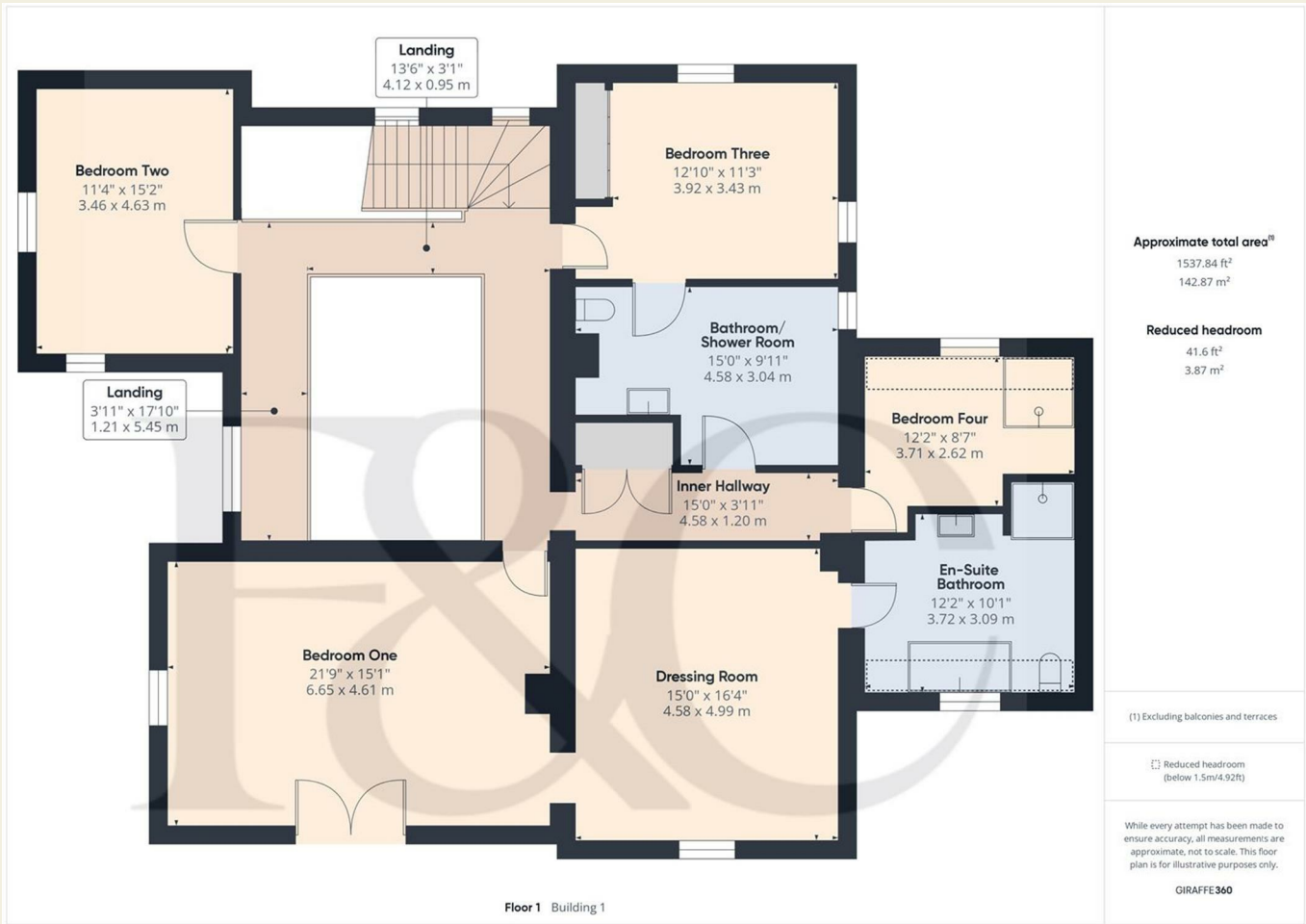
Council Tax Band - G

Derby City

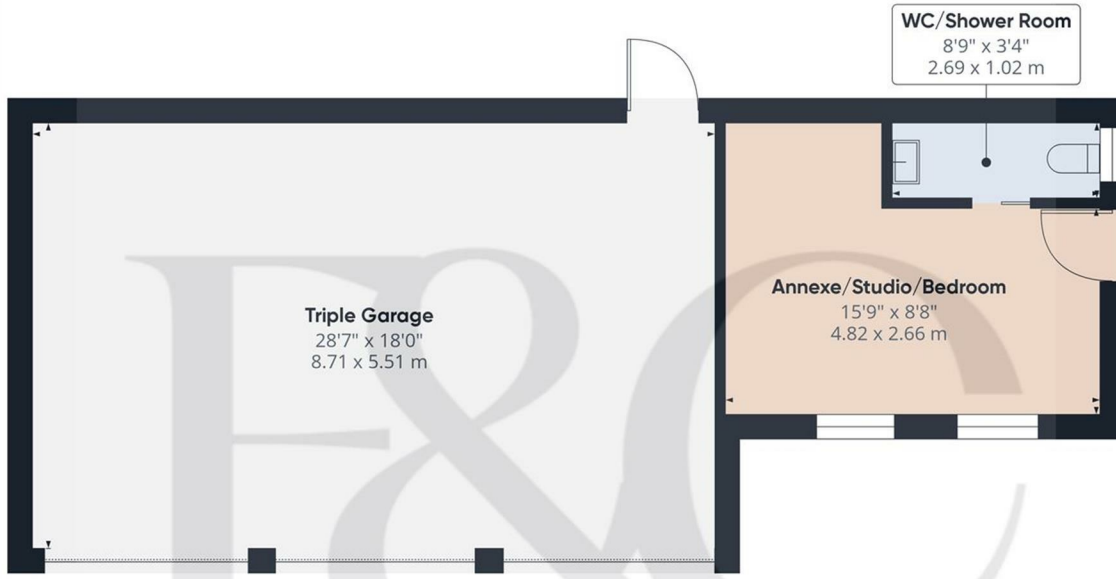


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**Triple Garage**  
 28'7" x 18'0"  
 8.71 x 5.51 m

**Annexe/Studio/Bedroom**  
 15'9" x 8'8"  
 4.82 x 2.66 m

**WC/Shower Room**  
 8'9" x 3'4"  
 2.69 x 1.02 m

**Approximate total area<sup>(1)</sup>**  
 713.03 ft<sup>2</sup>  
 66.24 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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Floor 0 Building 2

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

4334.47 ft<sup>2</sup>

402.69 m<sup>2</sup>

Reduced headroom

47.97 ft<sup>2</sup>

4.46 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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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	

### 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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