

Fletcher & Company

6 Welwyn Avenue, Allestree, Derby, Derbyshire, DE22
2JQ

Offers Over £500,000

Freehold



- Five Bedroom Dormer Style Detached Residence
- Approximately 1900 Square Feet
- Ideal for a Large Family
- Spacious, Well Proportioned & Tastefully Presented Throughout
- Offered with No Upward Chain
- Entrance Hall, Side Lobby
- Lounge, Open Plan Dining Kitchen & Utility
- Two Ground Floor Bedrooms & Bathroom, Three First Floor Bedrooms
- Excellent Parking Facilities with Two Driveways & Detached Double Garage
- Most Impressive Larae Private Rear Garden





Summary

Surprisingly spacious, five bedroom dormer style detached residence occupying a fabulous plot measuring just under a quarter of an acre, in a quiet cul-de-sac in Allestree. Offered with no upward chain.

Occupying a quiet cul-de-sac location in the heart of Allestree is this surprisingly spacious and much improved, five bedroom detached residence. The property is ideal for a large family and offers tastefully presented and well proportioned accommodation set over two floors. To the ground floor is a large T-shaped entrance hall with side lobby off, lounge to the front with a bay window, open plan dining kitchen to the rear with utility off, two ground floor bedrooms and a bathroom. To the first floor are three good sized further bedrooms.

A true feature of this sale is the sizeable plot in which the property stands measuring just under a quarter of an acre, being rare for a property in this area to have such an impressive private and mature rear garden. The property boasts two driveways; one to the front and one to the side leading to a detached double garage. The gardens are well established and superbly presented with lower-level patio areas and a pleasant backdrop of rockery borders with well stocked plants and shrubs and water feature. The upper level features an extensive lawn ideal for children.

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The Location

The property's location, as mentioned, in the heart of Allestree and a very popular suburb of Derby, offers an excellent range of amenities including two reputable primary schools, Allestree Woodlands Secondary School and Park Farm shopping centre with a varied selection of amenities. A regular bus service runs every 20 minutes into Derby city centre along with easy access to Markeaton Park, Derby University, the A38 and A52.

Accommodation

Ground Floor

Entrance Hall

10'5" x 5'4" (3.18 x 1.64)

Entrance door with double glazed side light provides access into the very spacious entrance hall with two central heating radiators, feature archway, picture rail, original cast iron range, staircase leading to the first floor and panelled and double glazed door to the side lobby.

Side Lobby

10'1" x 5'11" (3.09 x 1.82)

A uPVC framed construction with doors giving both front and rear access.

Living Room

14'1" x 13'5" (4.30 x 4.10)

Featuring a beautiful marble fireplace incorporating a living flame fitted gas fire, central heating radiator, painted beamed ceiling, picture rail, two double glazed windows to the side and double glazed and leaded bay window to the front.



Impressive Open Plan Dining Kitchen

24'9" x 10'11" (7.55 x 3.33)



Dining Area

A spacious dining area with central heating radiator and double glazed window to the side with matching sliding patio door opening onto the garden.



Kitchen Area

Featuring a range of granite preparation surfaces with matching upstands, matching breakfast bar with cupboards beneath, a further complementary range of hand painted oak wall mounted cupboards, inset Belfast sink, five plate gas Rangemaster cooker with matching extractor hood over, double glazed window and matching door opening onto the garden and internal panelled door to the utility room.



Utility

10'9" x 5'2" (3.29 x 1.59)

With solid oak worktop with bespoke shelving and cupboard beneath, appliance spaces suitable for a washing machine, tumble dryer and fridge/freezer and double glazed windows to the side and rear.

Bedroom One

15'9" x 13'3" (4.82 x 4.06)

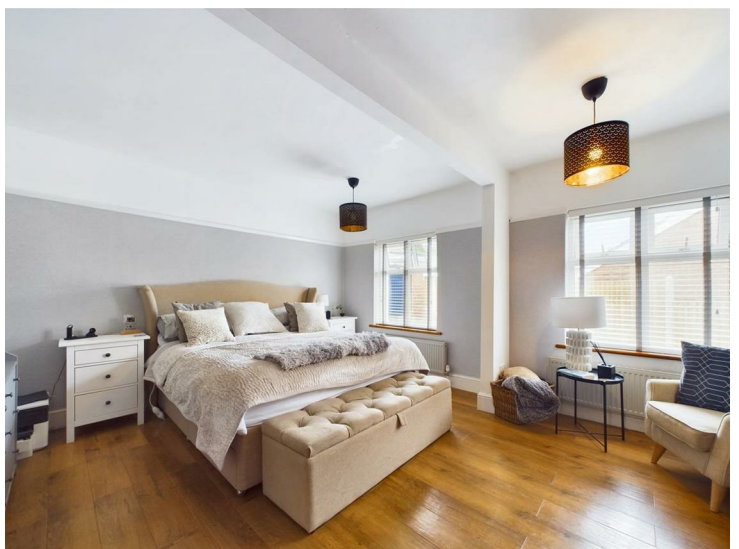
With central heating radiator, picture rail, two double glazed windows to the side and double glazed and leaded bay window to the front.



Bedroom Two

12'2" x 10'7" (3.73 x 3.24)

With two central heating radiators, picture rail and two double glazed windows to the side.



Bathroom

10'3" x 5'11" (3.14 x 1.82)

Partly tiled with a low flush WC, wash handbasin, panelled bath with electric shower over and chrome towel radiator.



First Floor

Landing

With a double glazed Velux window and doors to three bedrooms.

Bedroom Three

19'11" x 16'8" (6.09 x 5.10)

Featuring double glazed Velux windows to either side elevation, double glazed dormer window to the front and central heating radiator.

Bedroom Four

17'9" x 9'2" (5.42 x 2.80)

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



Bedroom Five

17'7" x 9'1" (5.38 x 2.77)

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



Outside

The property occupies a prominent and large plot, being one of the largest plots in this particular residential location, set back behind a paved driveway providing off road parking. A tarmac driveway to the side is accessible through secure timber gates and provides off road parking for several vehicles/car standing.

The rear garden is a true feature of this sale and must be seen to be fully appreciated. The overall plot measures just under a quarter of an acre and the garden features a two-tier terrace/patio with a timber framed gazebo and a pleasant backdrop of extensive rockery borders, waterfall and a varied selection of plants, shrubs and trees. The terrace is ideal for outdoor dining and offers an excellent degree of privacy with steps leading up to an extensive lawn bound by hedging, ideal for a family with children. Timber shed (included in the sale).



Detached Double Garage

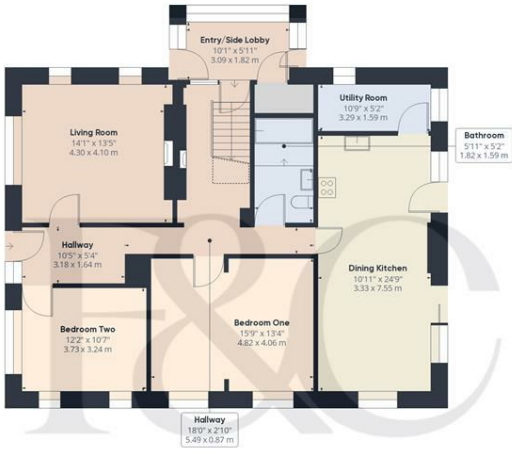
18'4" x 18'4" (5.60 x 5.60)

With up and over door, side door, electric heater, power and lighting and further side door to the garden.

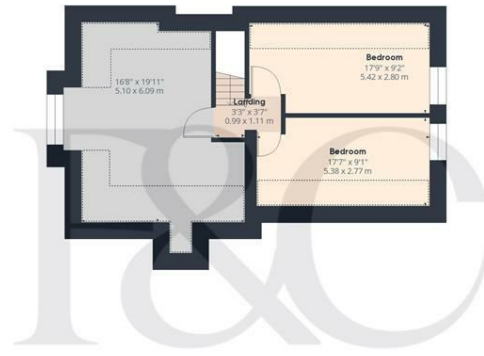


Council Tax Band E - Derby





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 2224.35 ft²
 206.65 m²

Reduced headroom
 211.99 ft²
 19.69 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

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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Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	