



5 Bed House - Detached

20 Askerfield Avenue, Allestree, Derby DE22 2ST

Offers Around £465,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Extended Family Detached Property
- A Short Walk to Woodlands Secondary School & Local Amenities
- Spacious Lounge & Separate Study
- Living Kitchen/Dining Room
- Five Bedrooms & Two Bathrooms
- South Facing Private Garden
- Driveway & Integral Garage
- Ideal Family Home
- Excellent Local Amenities
- Easy Access to Kedleston Golf Course & Allestree Park

IDEAL FAMILY HOME – A five bedroom extended detached property with private south facing garden located close to Woodlands Secondary School and good amenities in Allestree.

The gas centrally heated and double glazed living accommodation briefly consists on the ground floor: entrance with staircasing to first floor, spacious lounge with feature fireplace with inset Living Flame gas fire, spacious living kitchen/dining room, separate study, side entrance with integral door giving access to garage and utility/shower room. The first floor landing leads to five generous bedrooms and a four piece family bathroom.

To the rear of the property is a private, enclosed south facing rear garden laid to lawn with patio and raised decking area.

A tarmac driveway with block paved edges provides car standing space for two/three cars and leads to an integral garage with power and landing.

The roof space offers a potential loft conversion (subject to planning permission)

The Location

Allestree is a very popular residential suburb of Derby, approximately three miles from the city centre and provides an excellent range of local amenities including the noted Park Farm shopping centre, excellent local schools at both primary and secondary level and regular bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park, Markeaton Park and Kedleston Golf Course. Transport links are close by with fast access onto the A38, A50 and M1 motorway.

Accommodation

Ground Floor

Entrance Hall

12'9" x 4'7" (3.91 x 1.41)

With double glazed entrance door, solid oak wood parquet flooring, radiator, under-stairs storage cupboard, additional built-in coats cupboard and staircase leading to first floor.

Spacious Lounge

22'11" x 12'11" (6.99 x 3.95)

With feature fireplace with surround with inset Living Flame gas fire and raised granite hearth, high ceiling, coving to ceiling, two radiators, double glazed window to side, double glazed bay window with aspect to front, internal glazed door giving access to entrance hall and internal French glazed doors opening into living kitchen/dining room.



Living Kitchen/Dining Room

69'6" x 26'7" (21.2 x 8.11)



Dining Area

With tiled flooring, spotlights to ceiling, double glazed Velux window, open space leading to kitchen area, radiator and double glazed French doors opening onto paved patio and private rear garden.



Kitchen Area

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob, built-in double electric fan assistant oven, integrated dishwasher, matching tile flooring, integrated fridge, pull-out larder cupboard, radiator, glazed door giving access to entrance hall.



Study

8'11" x 7'0" (2.74 x 2.15)

With laminated flooring, radiator, high ceiling, double glazed window overlooking private rear garden and glazed door giving access to kitchen.



Side Entrance

4'3" x 4'2" (1.31 x 1.29)

With double glazed side access door, tiled flooring, integral door giving access to garage, radiator and panelled door giving access to utility/ shower room.

Utility/Shower Room

7'7" x 5'8" (2.32 x 1.75)

With separate shower cubicle with shower, fitted washbasin with fitted cupboard underneath, low level WC, plumbing for automatic washing machine, space for tumble dryer, tiled flooring, high ceiling, heated chrome towel/radiator, double glazed obscure window and internal panelled door.

First Floor Landing

3'10" x 2'8" (1.19 x 0.82)

With access through space (potential loft conversion subject to planning permission)

Bedroom One

12'10" x 10'0" (3.93 x 3.05)

With a good range of fitted wardrobes, high ceiling, radiator, double glazed wide bow window with deep window sill with aspect to front and internal panelled door.



Bedroom Two

9'10" x 9'9" (3.02 x 2.99)

With built-in double wardrobes, high ceiling, radiator, double glazed bow window with deep window sill with aspect to rear and internal panelled door.



Bedroom Three

9'8" x 8'9" (2.96 x 2.69)

With radiator, high ceiling, double glazed window with aspect to front and internal panelled door.



Bedroom Four

16'0" x 7'0" (4.90 x 2.15)

With fitted wardrobe, feature wallpaper, wall radiator, high ceiling, double glazed bow window with deep window sill with aspect to front and internal panelled door.



Bedroom Five

11'2" x 7'2" (3.42 x 2.19)

With radiator, high ceiling, double glazed bow window with deep window sill and aspect to rear and internal panelled door.



Family Bathroom

8'9" x 5'11" (2.69 x 1.82)

With bath, fitted wash basin and fitted base cupboard underneath, low level WC, separate shower cubicle with electric shower, tiled splashbacks, radiator, high ceiling, spotlights to ceiling, extractor fan, two double glazed, obscure windows, wall mounted cabinet and internal panelled door.



Front Garden

The property is set back from the pavement edge behind a small, lawned fore-garden with low brick retaining wall and attractive buddleia tree.

Side Access

With gate.

Rear Garden

To the rear of the property there is a private, south facing, enclosed rear garden laid to lawn with a sun patio and raised decked area.



Driveway

A tarmac driveway provides car standing space for two/three cars.

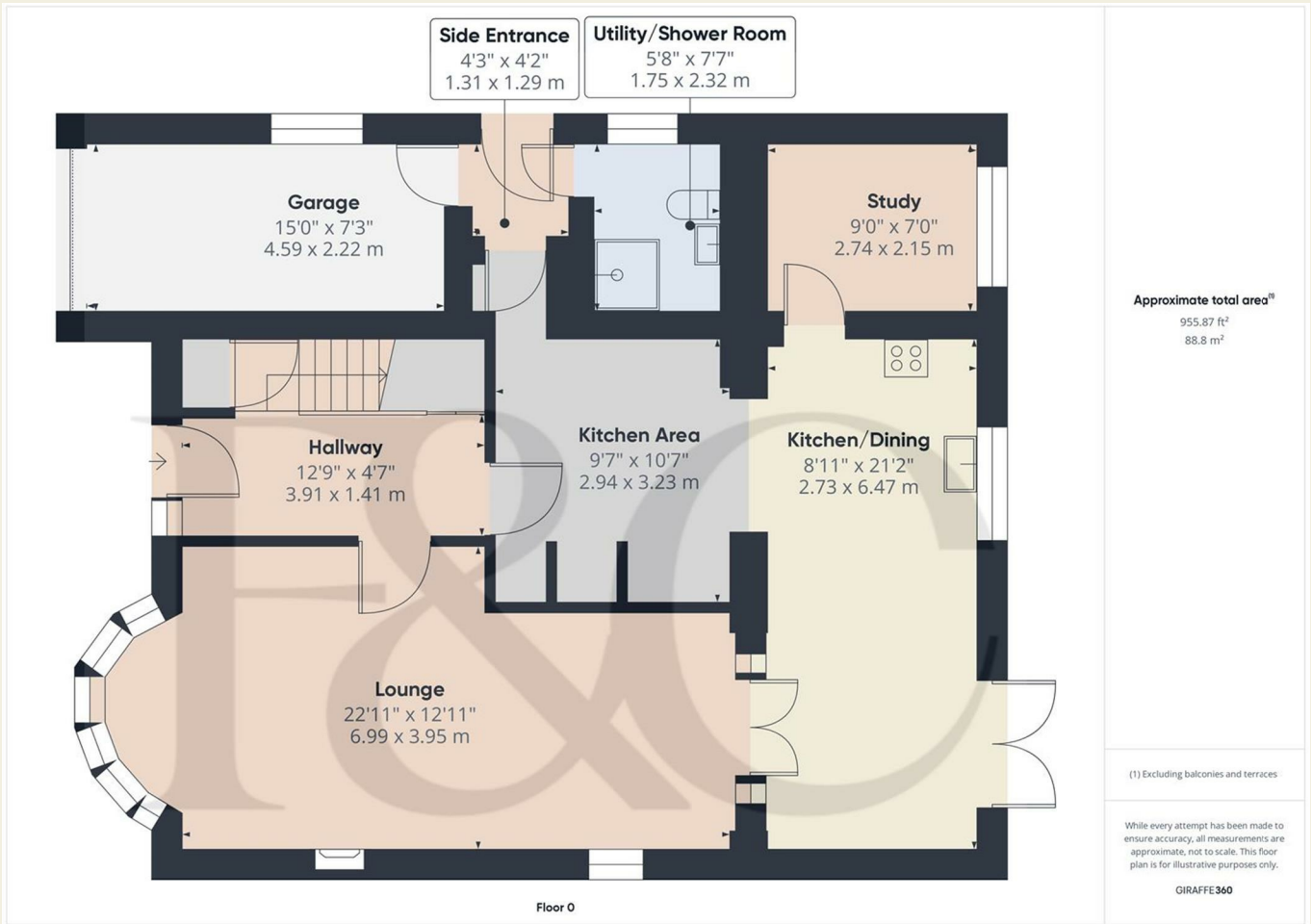
Integral Garage

15'0" x 7'3" (4.59 x 2.22)

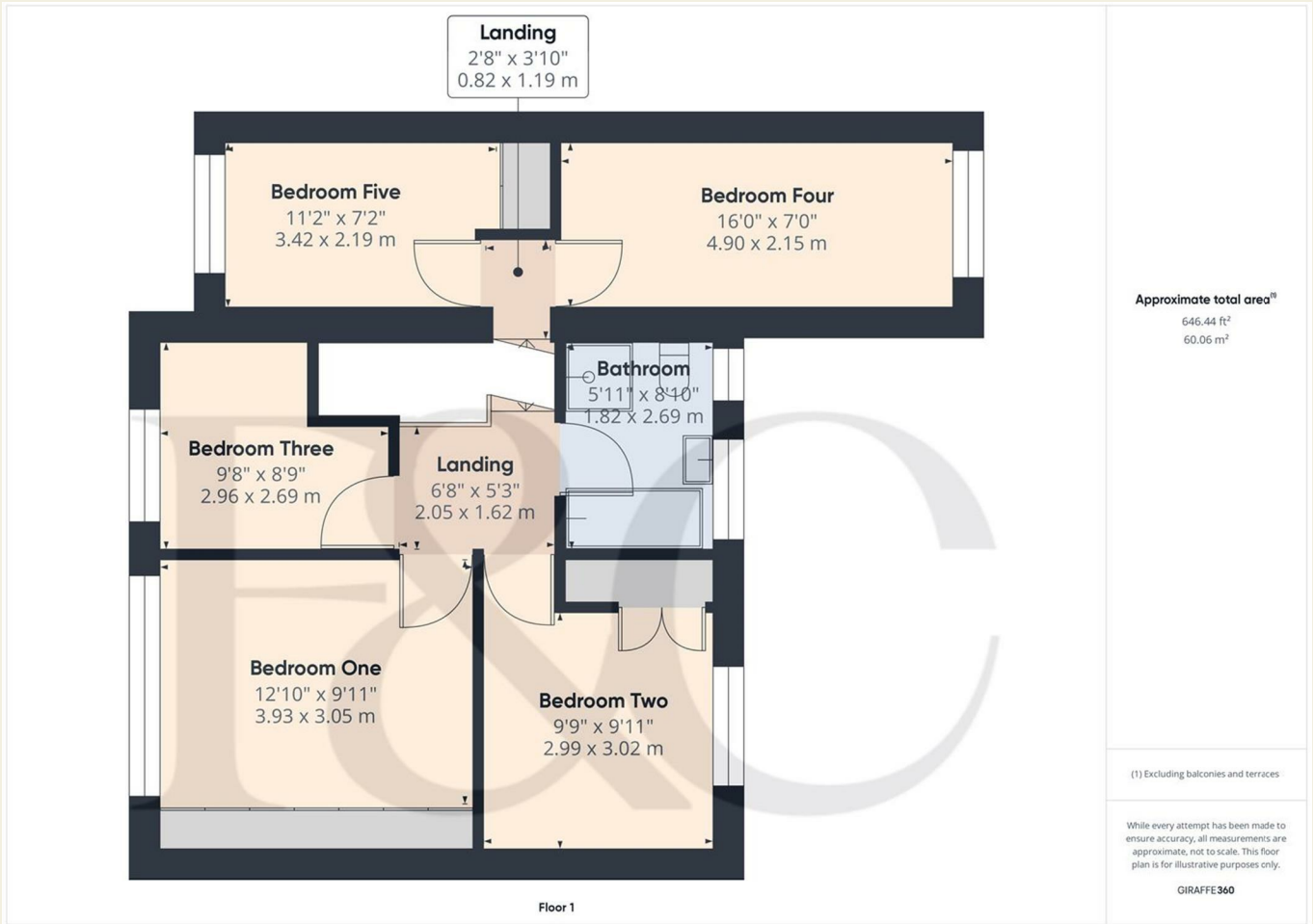
With power and lighting up and over front door, central heating boiler and integral door giving access to the property.

Council Tax Band D

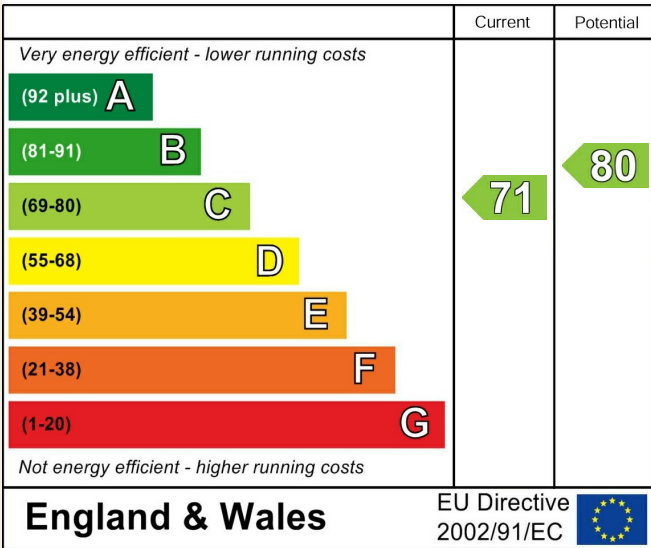
Derby City



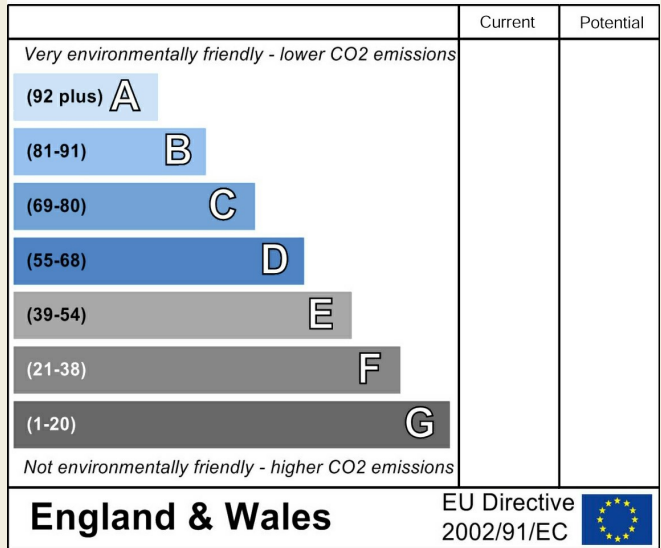
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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