

Fletcher & Company

8 Finningley Drive, Allestree, Derby, DE22 2XP

Price Guide £360,000

Freehold



- Ideal Family Home
- Double Glazed & Gas Central Heating
- Entrance Hall & Fitted Guest Cloakroom
- Spacious Lounge with Dining Room Off
- Integrated Kitchen with Built-in Appliances
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Superbly Appointed Bathroom with Four Piece Suite in White
- Impressive Landscaped Rear Garden Offering High Degree of Privacy
- Garage & Driveway





Summary

Well presented, four bedroom, detached residence occupying a sought-after location in Darley Abbey.

This is a realistically priced, four bedroom, detached residence occupying a very convenient location close to both Allestree and Darley Abbey. The property has a pleasant outlook over mature trees. It benefits from a garage to the side with a parking space in front. To the rear of the property is a private landscaped garden with lower-level patio and upper-level lawn and well-established borders.

Internally the property is double glazed and gas centrally heated with entrance hall, fitted guest cloakroom, spacious lounge with feature fireplace, twin panelled doors to dining room and fitted kitchen with built-in appliances. First floor landing with master bedroom and en-suite shower room, three further bedrooms and superbly appointed bathroom with stylish four piece suite in white.

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The Location

The property's location just off Ferrers Way gives easy access to an excellent range of amenities at Park Farm with shops and restaurants. There is a regular bus service along Duffield Road into Derby City centre. A choice of excellent primary schools including Walter Evans, Lawn and Portway and Woodlands secondary school as well as a further range of shops on Blenheim Parade. Easy access is available to the A38, A52, Markeaton and Darley park.

Accommodation

Ground Floor

Entrance Hall

10'0" x 3'10" (3.07 x 1.18)

UPVC double glazed entrance door and leaded side lights provides access to hall with central heating radiator and staircase to first floor.

Fitted Guest Cloakroom

5'2" x 3'9" (1.60 x 1.16)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, chrome towel radiator, recessed ceiling spotlighting and UPVC leaded window to front.

Spacious Living Room

15'1" x 14'9" (4.61 x 4.52)

With two central heating radiators, understairs storage cupboard, decorative coving and stylish wood effect laminate floor covering.



Playroom

With infra-red heater, UPVC double glazed window to side and matching French doors to garden.



Dining Room

9'10" x 8'11" (3.00 x 2.74)

Accessed via twin doors from the lounge with central heating radiator, decorative coving and UPVC double glazed window to front.



Fitted Kitchen

9'7" x 9'7" (2.94 x 2.93)

With granite effect worktops with matching upstanding, inset one and a quarter sink unit with mixer tap, stylish gloss finish cupboards and drawers, complimentary wall mounted cupboards, LED plinth lighting, inset AEG four plate induction hob, extractor hood over, built-in oven underneath, integrated fridge/freezer, dishwasher and AEG microwave, appliance space suitable for washing machine, tiled flooring, recessed ceiling spotlights, wall mounted Worcester gas boiler, UPVC double glazed and leaded window to front and matching door to side.



First Floor Landing

8'8" x 2'8" (2.66 x 0.82)

With access to loft space.

Master Bedroom

12'1" x 11'4" (3.69 x 3.46)

With central heating radiator, fitted wardrobes, UPVC double glazed and leaded window to front and panelled door to en-suite.



En-Suite

6'6" x 2'10" (1.99 x 0.88)

Tiled with a white suite comprising low flush WC, wash handbasin, shower cubicle, chrome heated towel radiator, recessed ceiling spotlighting and UPVC double glazed leaded window to front.

Bedroom Two

13'7" x 8'8" (4.16 x 2.66)

With central heating radiator and UPVC double glazed windows to side and rear.



Bedroom Three

10'11" x 10'0" (3.35 x 3.05)

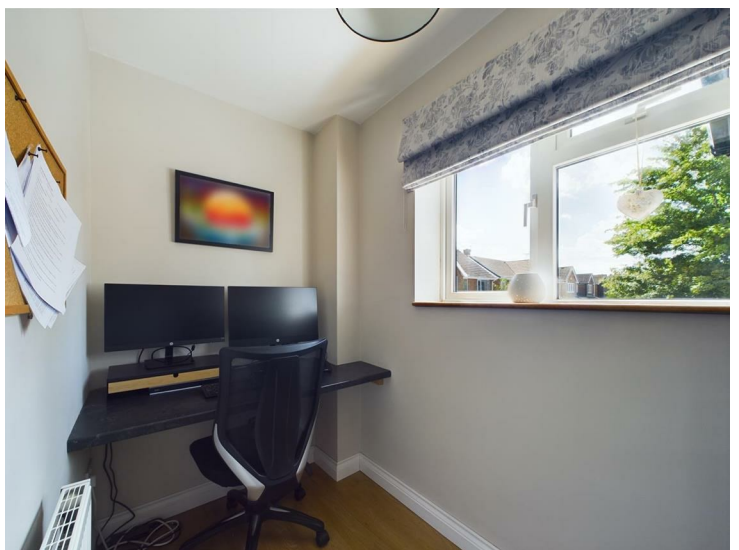
With central heating radiator and UPVC double glazed leaded window to front.



Bedroom Four/Nursery

8'3" x 4'6" (2.53 x 1.38)

With central heating radiator, desk and UPVC double glazed window to rear.



Well Appointed Bathroom

8'1" x 7'3" (2.47 x 2.21)

Stylish suite comprising low flush WC, wash handbasin, with drawer underneath, free standing roll edge bath with mixer tap and shower attachment, separate shower cubicle, stylish radiator, recessed ceiling spotlights, extractor fan and UPVC double glazed window to rear.



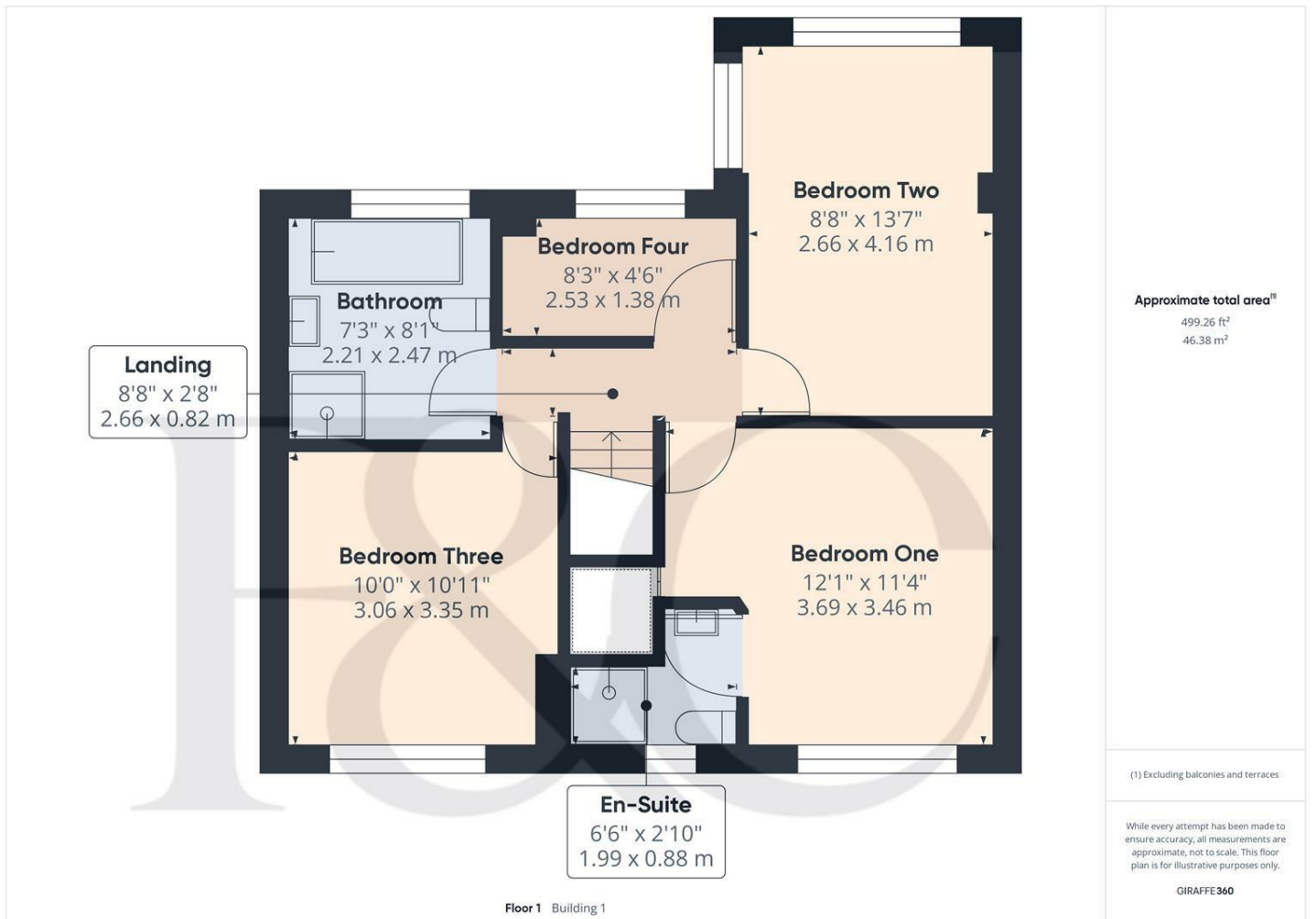
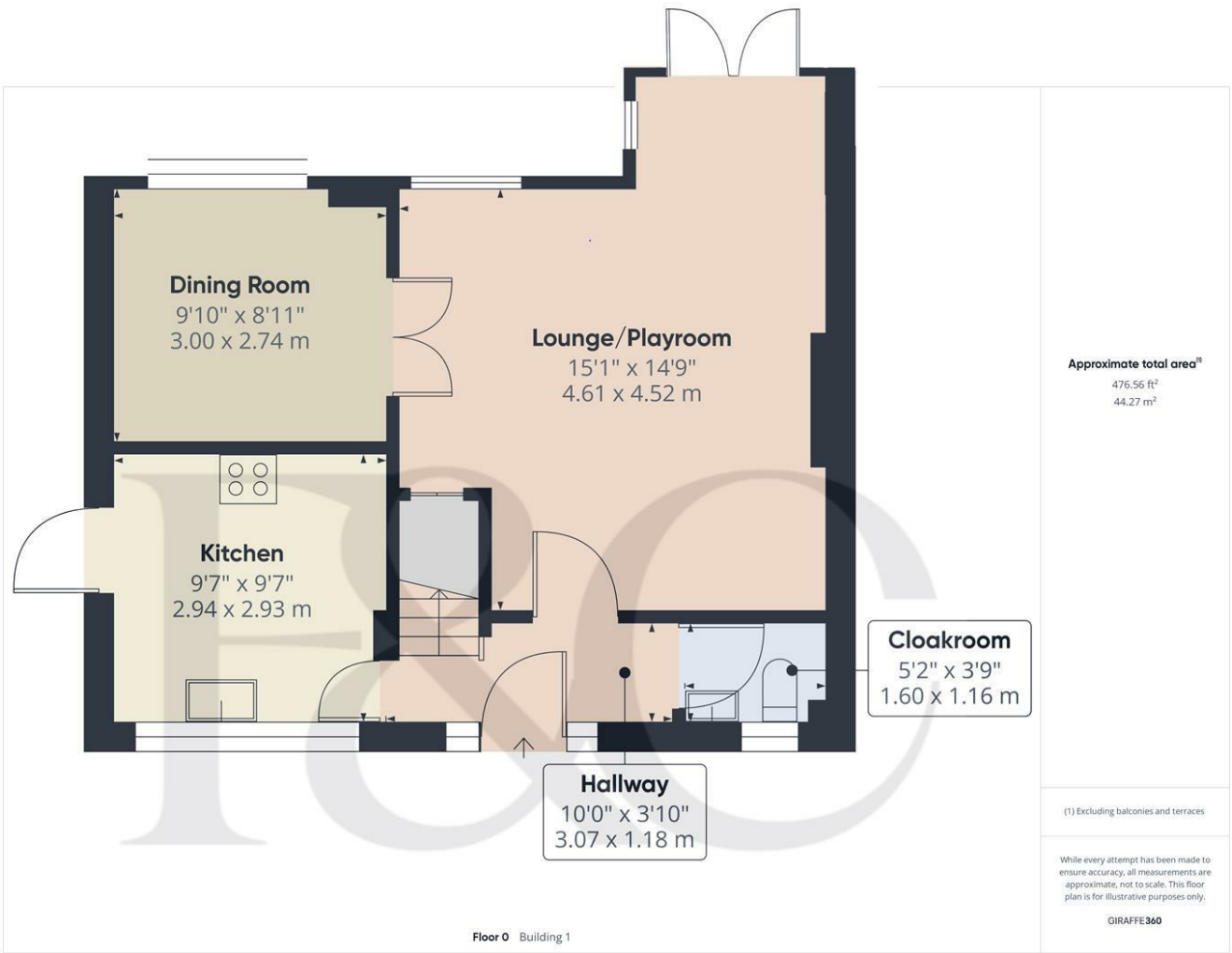
Outside

To the rear of the property is a very pleasant, private landscaped garden providing a high degree of privacy with lower level paved terrace/patio, wood sleeper edged with retaining wooden wall, further raised wood edged borders containing plants, shrubs, mature tree, flowers and fruit tree. Outdoor power. Access to the side through a gate leads to the front of the property.

To the side of the property is an attached, single garage with parking space. Enjoying a pleasant outlook over mature trees.



Council Tax Band E





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Tenure: Freehold



Energy Efficiency Rating

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