

Fletcher & Company

21 Barden Drive, Allestree, Derby, DE22 2AL

Offers Around £365,000

Freehold



- Attractive Bay Fronted Semi-Detached Residence
- Quiet Location
- Double Glazing & Gas Central Heating
- Spacious Entrance Hall with Oak Flooring
- Two Good Sized Reception Rooms
- Breakfast Kitchen with Utility off
- Three Bedrooms & Bathroom
- Very Pleasant & Well Stocked Westerly-Facing Garden
- Driveway to Front
- Larger Than Average Garage





Summary

Attractive bay fronted, three bedroom semi-detached residence occupying a quiet residential location in Allestree.

This is an attractive bay fronted, three bedroom semi-detached residence in the popular and convenient location of Allestree, set back behind a well stocked fore-garden with adjacent driveway giving access to the good sized attached garage. To the rear of the property is a pleasant lawned garden, again with a good range of plants, shrubs and trees and a decked seating area with brick-built barbecue and pizza oven.

Internally, the property is double glazed and gas central heated with entrance hall featuring the original oak wood flooring, dining room with fitted gas fire, rear sitting room with log burner and French doors opening onto the garden and breakfast kitchen with utility off. The first floor landing leads to three bedrooms and bathroom.

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The Location

The property's location is in popular Allestree close to an excellent range of amenities including Park Farm shopping centre, Blenheim Parade and is also within walking distance of three parks namely Markeaton, Allestree and Darley Park which offers a restaurant and bar at close by Darley Abbey Mills. Derby city centre is also within close proximity and a bus service is available on the nearby A6, Duffield Road. Excellent schooling is readily available with three primary schools in the vicinity and Allestree Woodlands secondary school.

Accommodation

Ground Floor

Recessed Storm Porch

Panelled and glazed entrance door with matching side lights provides access into the spacious entrance hall.

Spacious Entrance Hall

13'3" x 7'6" (4.06 x 2.30)

With central heating radiator, original oak floor covering, picture rail and staircase leading to the first floor with feature balustrade.



Dining Room

13'10" x 11'9" (4.24 x 3.60)

With feature fireplace incorporating a living flame fitted gas fire, central heating radiator, bespoke fitted shelving and drawers to the chimney breast recess and double glazed bow bay window to the front.



Sitting Room

15'6" x 11'10" (4.74 x 3.63)

With feature fireplace with solid fuel cast iron stove, central heating radiator, decorative coving, picture rail, ceiling rose and uPVC double glazed French doors with matching side lights opening onto the garden.



Breakfast Kitchen

14'11" x 8'11" (4.57 x 2.72)

With solid wood worktops and tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, appliance space suitable for a freestanding gas cooker with extractor unit over, part wood panelling to walls, central heating radiator, double glazed window, door to the garden and doorway through to the utility.



Utility

7'8" x 4'0" (2.34 x 1.23)

With appliance spaces suitable for a fridge/freezer, washing machine and tumble dryer, fitted shelving and integral door to the garage.

First Floor

Landing

Semi-galleried landing with the continuation of feature balustrade, central heating radiator, picture rail, ceiling rose, access to loft space, double glazed window to the side and doors to three bedrooms and bathroom.

Bedroom One

14'2" x 9'9" (4.32 x 2.99)

With central heating radiator, a good range of fitted wardrobes with sliding/mirrored doors and double glazed bow bay window to the front with window seat and storage.



Bedroom Two

12'9" x 11'10" (3.90 x 3.62)

With central heating radiator, decorative coving, picture rail and double glazed window to the rear.



Bedroom Three

7'5" x 7'4" (2.28 x 2.25)

With central heating radiator, decorative coving, picture rail and double glazed window to the front.



Bathroom

7'4" x 7'2" (2.26 x 2.20)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, wall mounted gas boiler, bath with integrated shower, chrome towel radiator and double glazed window to the rear.



Outside

To the rear of the property is a very pleasant westerly-facing garden offering a high degree of privacy enjoying afternoon/evening sun. Immediately to the rear of the property is a decked dining/entertaining area with a brick-built barbeque and pizza oven and two steps leading up to a good sized lawn with extremely well stocked borders containing flowering plants, shrubs, trees and raised vegetable plots. Timber shed and greenhouse (included in the sale).

To the front of the property is a well stocked fore-garden with gravelled borders and further herbaceous borders containing plants and shrubs with adjacent driveway providing off road parking and access to the attached garage.



Attached Garage

20'8" x 11'11" (6.31 x 3.65)

A larger than average garage with power, lighting and up and over front door.

Council Tax Band D - Derby

Utility
4'0" x 7'8"
1.23 x 2.34 m

Kitchen
15'0" x 8'10"
4.57 x 2.72 m

Sitting Room
12'0" x 15'6"
3.63 x 4.74 m

Hallway
8'0" x 13'3"
2.30 x 4.06 m

Garage
12'0" x 20'8"
3.65 x 6.31 m

Dining Room
12'0" x 13'10"
3.60 x 4.24 m

Floor 0

Approximate total area⁽¹⁾

807.62 ft²
75.03 m²

Reduced headroom

12.59 ft²
1.17 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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Bathroom
7'0" x 7'2"
2.26 x 2.20 m

Landing
7'0" x 9'4"
2.26 x 2.88 m

Bedroom Two
12'0" x 12'9"
3.62 x 3.90 m

Bedroom Three
7'0" x 7'4"
2.28 x 2.25 m

Bedroom One
10'0" x 14'2"
2.99 x 4.32 m

Floor 1

Approximate total area⁽¹⁾

468.45 ft²
43.52 m²

(1) Excluding balconies and terraces

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Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	