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3 Bed House - Detached

14 Abbey Hill Road  
Allestree  
Derby  
DE22 2PS

Offers Around £323,000

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**Fletcher  
& Company**

14 Abbey Hill Road  
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DE22 2PS



- Double Glazed & Gas Central Heating
- Entrance Hall, Lounge & Separate Dining Room
- Fitted Kitchen
- Three First Floor Bedrooms & a Well Appointed Bathroom

The property is set back behind a good sized driveway offering off-road parking and access to a detached garage. To the rear of the property is a two tiered garden with upper level patio and lower level lawn with well stocked borders.

Allestree is a sought after suburb of Derby noted for its excellent amenities, including two primary schools and Woodlands secondary school. With easy access to both Darley and Markeaton park, Park Farm shopping centre and Blenheim Parade (which offers a range of shops and facilities) Nearby Allestree Park and lake offer some pleasant walks. There is also easy access into Derby City centre.





### The Location

A well presented, three bedroom, detached residence occupying a convenient location in Allestree.

### Accommodation

#### Ground Floor

##### Hall

14'11" x 6'3" (4.55 x 1.93)

Upvc, double glazed, entrance door with matching sidelights provides access to hallway, central heating radiator, staircase to first floor and understairs cupboard.

##### Lounge

15'10" x 11'4" (4.85 x 3.46)

With feature fireplace with decorative surround, marble hearth and interior with electric fire, central heating radiator, TV aerial point and double glazed window to front.

##### Dining Room

9'10" x 8'2" (3.00 x 2.49)

With central heating radiator, double glazed, French doors with matching sidelights leading to garden and multi-paned door to kitchen.



### Kitchen

9'10" x 7'11" (3.02 x 2.43)

With U-shaped worktop, tiled surround, inset sink unit with mixer tap, fitted base cupboard and drawers, complimentary wall mounted cupboards, appliance spaces suitable for free standing, electric cooker, washing machine and fridge freezer, central heating radiator, pantry, double glazed window to rear and side and door to garden.

### First Floor Landing

6'3" x 3'5" (1.93 x 1.05)

Semi-galleried landing with access to loft space and double glazed window to side.

### Bedroom One

11'10" x 11'4" (3.62 x 3.47)

With central heating radiator and double glazed window to front.

### Bedroom Two

11'2" x 9'11" (3.41 x 3.03)

With central heating radiator and double glazed window to rear.



### Bedroom Three

8'1" x 8'0" (2.47 x 2.45)

With central heating radiator and double glazed window to rear.

### Bathroom

8'3" x 6'5" (2.54 x 1.97)

A well appointed bathroom with low flush WC, pedestal wash handbasin, panelled bath with integrated shower over, airing cupboard housing Vaillant boiler, chrome towel radiator, recessed spotlighting and double glazed window to front.

### Outside

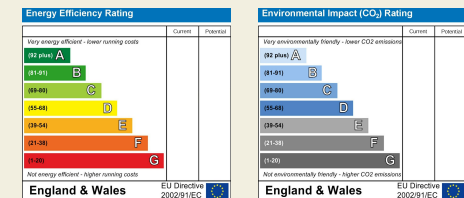
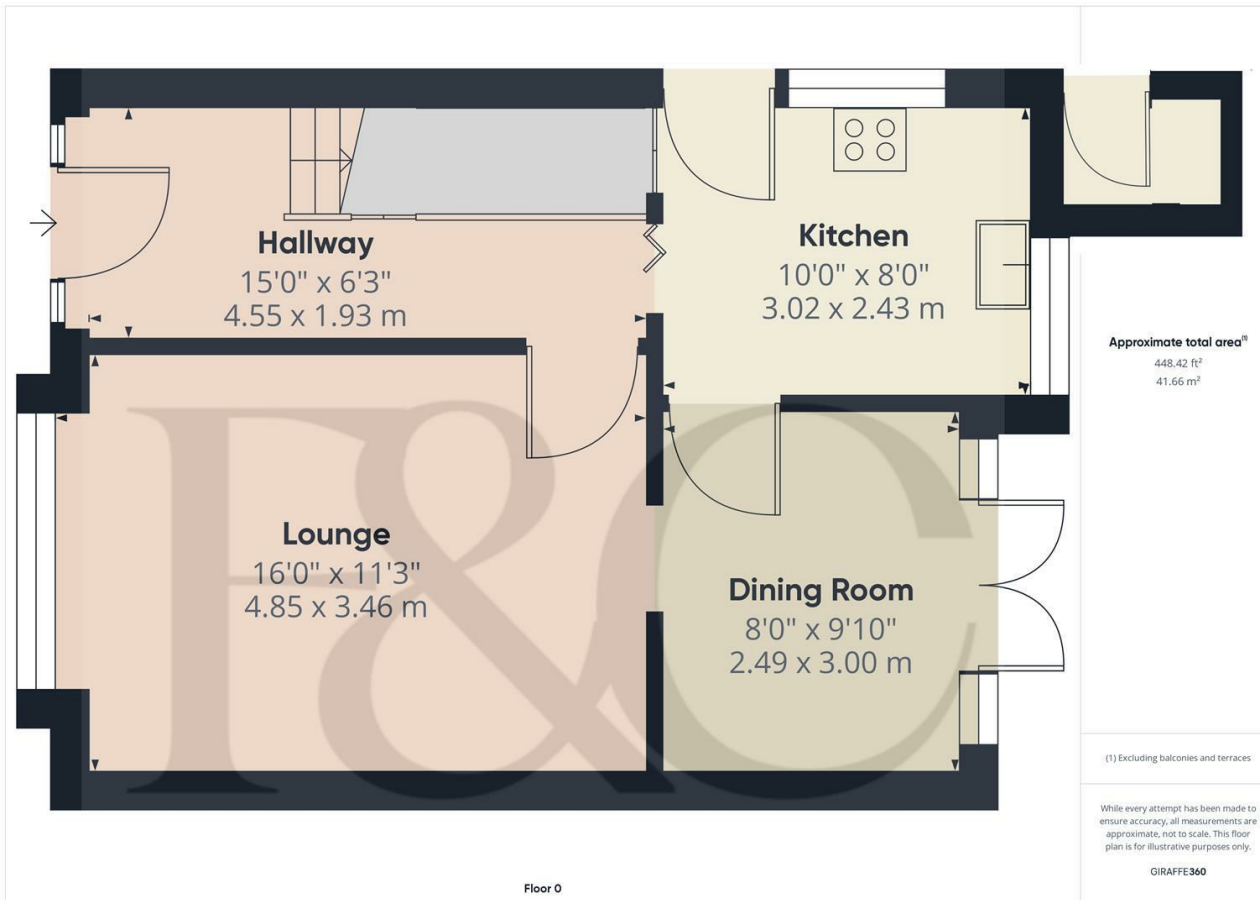
The rear garden offers a pleasant, open aspect with an upper level patio and seating area, a lower level lawn with well stocked borders and a further seating area behind the garage. To the front and side of the property is the driveway offering off-road parking for at least five vehicles and access to a detached single garage. There is also an outhouse, useful for storage space, attached to the kitchen accessed via the driveway.

### Council Tax Band D

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