

Fletcher & Company

40 Evans Avenue, Allestree, Derby, DE22 2EJ

Offers Around £435,000

Freehold



- Detached Residence in Sought-After Location
- No Upward Chain
- Double Glazing & Gas Central Heating
- Spacious Entrance Hall & Fitted Guest Cloakroom
- Lounge & Separate Dining Room
- Fitted Kitchen
- Lower Ground Floor Study/Games Room & Store
- Three First Floor Bedrooms & Bathroom
- Driveway, Large Raised Terrace with Lower Level Garden
- Ideal & Easy Access to Allestree Park & Lake





Summary

A three bedroom detached residence in a sought-after location on one of Allestree's most popular roads. A true benefit of this sale is the easy access onto the neighbouring park and lake which provide some delightful walks.

The property is set back behind a fore-garden with adjacent driveway providing off road parking. To the rear, is an extensive raised terrace overlooking the lower-level lawned garden.

The property benefits from no upward chain with double glazing and gas central heating with spacious entrance hall, fitted guest cloakroom, lounge, separate dining room, kitchen and a lower level externally accessed home office/reception room. To the first floor are three bedrooms and a bathroom.

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The Location

Allestree is a popular suburb of Derby with easy access into Derby city centre along the A6 with the benefit of Park Farm shopping centre and Blenheim Parade shops as well as easy access onto the A38.

Accommodation

Ground Floor

Entrance Hall

25'9" x 5'3" (7.86 x 1.62)

Stylish entrance door with double glazed sidelights provides access into the spacious entrance hall with two central heating radiators, staircase leading to the first floor, trap door access to the lower level and double glazed windows to the side and front.



Fitted Guest Cloakroom

6'9" x 3'2" (2.07 x 0.99)

With low flush WC, vanity unit with wash handbasin and cupboard beneath, chrome towel radiator and double glazed window to the front.

Lounge

13'11" x 13'1" (4.25 x 4.00)

Featuring a fireplace with decorative stone surround, quarry tiled hearth and cast iron log burner, central heating radiator, decorative coving, ceiling rose and double glazed box bay window to the rear.



Dining Room

10'10" x 10'4" (3.31 x 3.16)

With central heating radiator, decorative coving to ceiling, ceiling rose and double glazed French doors opening onto the raised terrace.



Fitted Kitchen

13'0" x 8'3" (3.97 x 2.53)

With U-shaped wood effect worktop and tiled surround, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate gas hob with extractor hood over, built-in double oven with grill, appliance spaces suitable for a washing machine, tumble dryer and fridge/freezer, recessed ceiling spotlighting and double glazed window to the rear with door to the side.



First Floor

Semi-Galleried Landing

15'2" x 5'4" (4.63 x 1.63)

With central heating radiator, access to loft space, storage recess and double glazed window to the front.

Bedroom One

16'8" x 9'6" (5.10 x 2.92)

With central heating radiator, a range of fitted wardrobes with sliding mirrored doors, decorative coving, double glazed window to the front and sliding doors to the side opening onto a Juliet balcony.



Bedroom Two

12'1" x 8'3" (3.69 x 2.52)

With central heating radiator, built-in wardrobes, decorative coving and double glazed window to the rear.



Bedroom Three

8'5" x 8'3" (2.57 x 2.52)

With central heating radiator, built-in wardrobes, decorative coving and double glazed windows to the side and rear.



Bathroom

8'2" x 5'4" (2.50 x 1.65)

With low flush WC, pedestal wash handbasin, bath with Mira shower over, towel radiator and two double glazed windows to the side.



Study/Games Room

13'9" x 13'4" (4.21 x 4.08)

With central heating radiator, recessed ceiling spotlighting and double glazed French doors opening onto the garden.

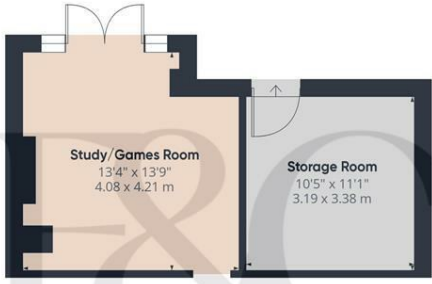


Outside

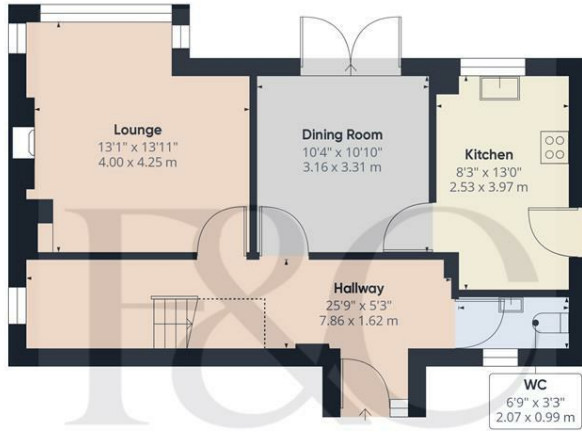
To the front of the property is a well stocked fore-garden with lawn, mixed hedging, tarmac driveway providing off road parking and pedestrian gate leading through to a raised terrace. The rear garden features a large terrace with brick pillar and wrought iron balustrade providing an ideal space for outdoor dining with steps leading down to a lawned garden with mature trees, further patio area and external access to a lower ground floor home office/studio/games room.



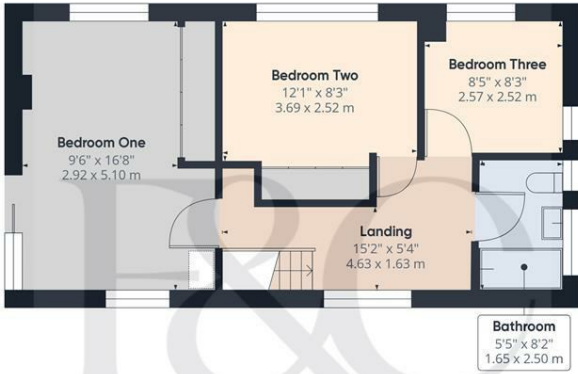
Council Tax Band E



Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾

1376.27 ft²
127.86 m²

Reduced headroom

14.85 ft²
1.38 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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40 Evans Avenue
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Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	