

Fletcher & Company

12 Acresview Close, Allestree, Derby, DE22 2AY

Offers Around £640,000

Freehold



- High Specification Home
- Extremely Versatile & Spacious Throughout
- Upgraded Kitchen & Bathrooms
- Quiet Cul-de-Sac Location
- Backs on to Open Fields
- Private Rear Garden
- Highly Convenient for a Range of Amenities
- Internal Inspection Essential





Summary

A stunning, upgraded five double bedroom, detached residence occupying an exclusive, quiet, cul-de-sac location in the highly sought after suburb of Allestree.

This is a fabulous opportunity to acquire this superb, five double bedroom, modern detached residence occupying a quiet cul-de-sac location in Allestree. Extremely well appointed throughout with many upgrades, the property provides spacious, versatile accommodation ideal for a large family. Double glazed and gas central heated, which is Hive remote controlled, with impressive entrance hall with feature staircase with atrium leading to first floor, many very useful storage cupboards, fitted guest cloakroom, lounge with feature fireplace and french doors to garden, separate formal dining room, sitting room/family room with french doors to garden, upgraded kitchen with granite worktops and Neff appliances (where stated) and separate utility room. The first floor feature galleried landing leads to the master bedroom with superbly appointed en-suite shower room and fitted wardrobes, guest double bedroom with fitted wardrobes and en-suite shower room, three further double bedrooms with fitted wardrobes, a nursery/study and a superb bathroom.

Outside the property occupies an attractive plot set back behind a driveway, lawn and stylish wrought iron railings and an integral double garage with twin electric doors. A private well-established rear garden with shed, patio, lawn and raised, decked, seating area backing onto fields.

F&C

The Location

Allestree is a very popular suburb offering very easy access into Derby City centre and nearby transport links, including the A38 and A52. The suburb itself benefits from Lawn and Portway primary schools and Woodlands secondary school. Shops/amenities can be found on nearby Blenheim Parade as well as Park Farm shopping centre which offers a wide variety of facilities. There is also a regular bus service that runs through Allestree into Derby and nearby places of interest include Allestree Park as well as Darley Park with beautiful walks along the river Derwent.

Accommodation

Ground Floor

Entrance Hall

15'11" x 5'7" (4.86 x 1.72)

A double glazed entrance door with double glazed sidelights provides entrance to a most impressive entrance hall with feature staircase to the first floor, two large cloakroom storage cupboards, one understairs storage cupboard and central heating radiator.



Fitted Guest Cloakroom

6'5" x 3'4" (1.96 x 1.04)

With remodelled suite in white comprising low flush WC, vanity unit with wash handbasin and cupboard underneath, tiled splashback, feature tiled flooring, understairs storage cupboard, chrome towel radiator and double glazed window to front.



Lounge

17'10" x 11'7" (5.45 x 3.55)

With twin multi-paned doors, feature painted, decorative, wooden surround with granite hearth and interior with Living Flame fitted gas fire, two central heating radiators, TV aerial point, telephone jack point, double glazed window to side and matching french doors to garden.



Formal Dining Room

11'7" x 7'9" (3.54 x 2.38)

With central heating radiator, fibre optic internet connection and two double glazed windows to front.



Sitting Room/Family Room

14'3" x 9'11" (4.35 x 3.04)

With central heating radiator, double glazed window to rear and matching french doors to garden.



Re-Fitted Breakfast Kitchen

16'0" x 15'9" (4.88 x 4.81)

With fabulous granite topped island/breakfast bar complete with gloss finished cupboards and integral bin, matching L-shaped granite preparation surfaces with tiled surrounds, inset one a quarter stainless steel sink, matching gloss finish base cupboards and drawers, complimentary wall mounted cupboards, LED plinth lighting, Neff induction hob with further Neff extractor hood over, Neff double oven with grill, integrated dishwasher, floor to ceiling pull-out larder cupboard, appliance space suitable for large American style fridge freezer, which is included in the sale, two central heating radiators, recessed ceiling spotlighting, tv aerial point, telephone jack point, feature porcelain tiled floor and double glazed french doors with matching sidelights to garden.



Utility

11'9" x 5'9" (3.59 x 1.77)

An impressive galley style utility room with granite worktop with tiled surround, stainless steel sink unit with mixer tap, fitted base cupboards, complimentary wall mounted cupboards, appliance spaces suitable for automatic washing machine and tumble dryer, central heating radiator, porcelain tiled floor, integral door to garage and panel and double glazed door to side.



First Floor Landing

16'0" x 5'0" (4.89 x 1.54)

With feature galleried landing, painted wooden balustrade, central heating radiator, twin panelled doors to airing cupboard with motion sensor lighting and hot water cylinder and access to loft space (partly boarded with lighting and accessed via a loft ladder)



Master Bedroom

14'11" x 11'10" (4.56 x 3.62)

With two central heating radiators, fitted wardrobes with partially mirrored door fronts, TV aerial point and three double glazed windows to front.



En-Suite Shower Room

8'6" x 3'11" (2.60 x 1.21)

Fully floor and wall tiled with a white suite comprising low flush WC, vanity unit with wash handbasin with storage beneath, double shower cubicle with rain shower head, chrome towel radiator, recessed spotlighting, extractor fan and double glazed window to side.



Double Bedroom Two

12'7" x 10'9" (3.86 x 3.28)

With central heating radiator, fitted wardrobes and double glazed window to rear.



En-Suite Shower Room

8'11" x 3'11" (2.74 x 1.20)

With low flush WC, pedestal wash handbasin, double shower cubicle, chrome towel radiator, extractor fan and double glazed window to front.



Double Bedroom Three

14'0" x 11'2" (4.27 x 3.42)

With central heating radiator, fitted wardrobes and two double glazed windows to front.



Double Bedroom Four

12'0" x 9'0" (3.68 x 2.75)

With central heating radiator, fitted wardrobes and double glazed window to rear.



Double Bedroom Five

9'6" x 9'1" (2.91 x 2.77)

With central heating radiator and double glazed window to rear.



Bedroom Six/Study

8'4" x 6'5" (2.56 x 1.97)

With central heating radiator, feature double glazed window to front and multi-paned doors leading to landing.



Principle Bathroom

8'3" x 6'3" (2.54 x 1.93)

A beautifully appointed principle bathroom, fully floor and wall tiled with a very stylish suite in white comprising low flush WC, vanity unit with moulded wash handbasin with storage cupboard beneath, panelled bath, separate shower cubicle with rain shower head, ladder style radiator, shaver point, extractor fan and double glazed window to side.



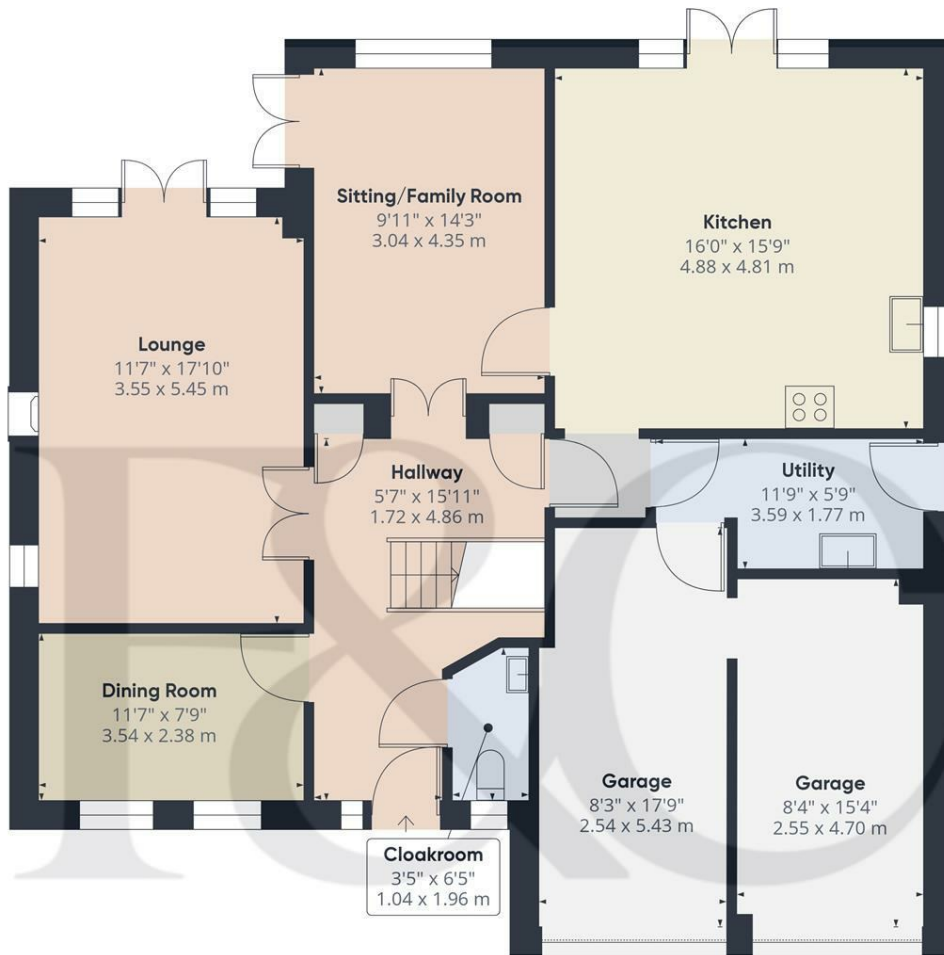
Outside

The property benefits from a private, well established, rear garden with patio area immediately off the lounge and sitting room, good sized lawn, feature raised decked seating area ideal for outdoor dining and entertaining. There is an adjacent large border containing plants and shrubs and an external cold water tap. The garden is bounded by a combination of mixed hedging and timber fencing and backs onto open fields. To the front of the property is a very pleasant fore-garden with lawn, herbaceous border, external post box, stylish wrought iron railings and two/three car tarmac driveway which leads to a two compartment, double garage with electric doors. Further features include electric vehicle charging point, stylish lighting and access to the rear garden via a timber gate to the side.



Council Tax Band F





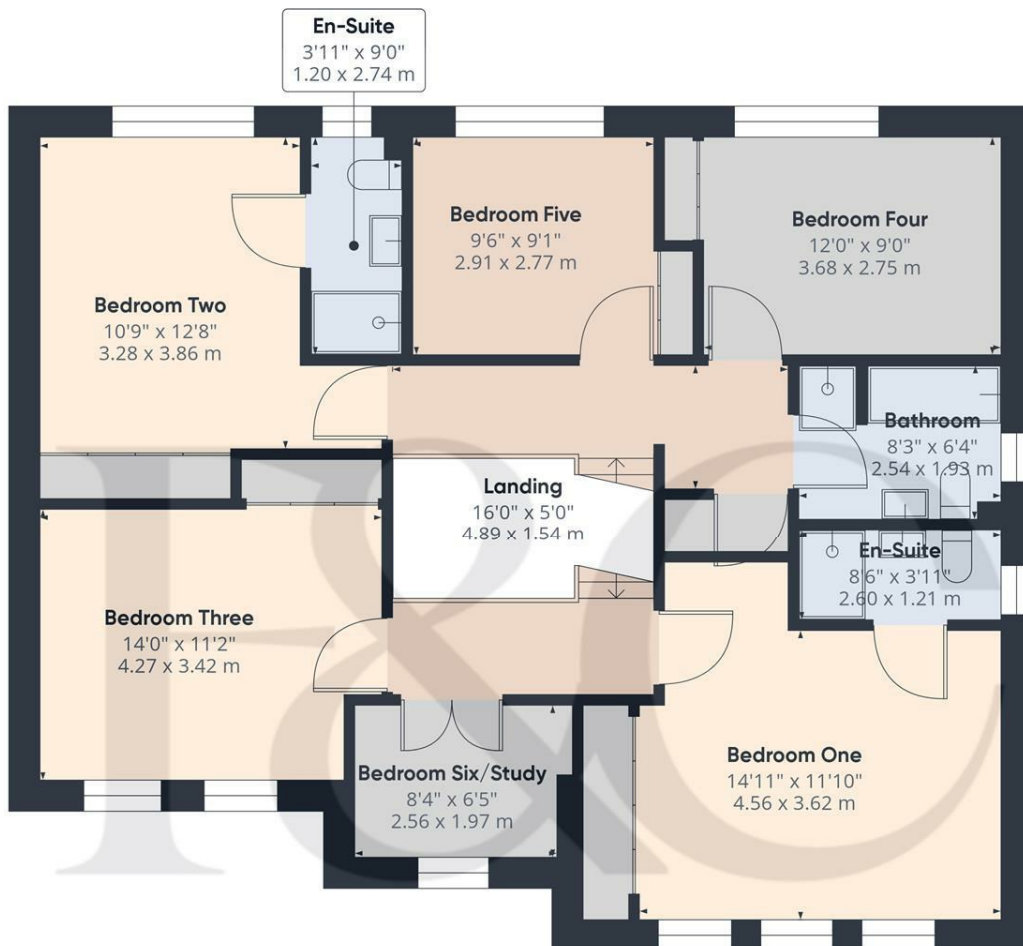
Floor 0

Approximate total area⁽¹⁾
1228.05 ft²
114.09 m²

(1) Excluding balconies and terraces

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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Floor 1

Approximate total area⁽¹⁾
1056.59 ft²
98.16 m²

(1) Excluding balconies and terraces

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12 Acresview Close
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Council Tax Band: F
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	84
(69-80) C		
(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	