

# Fletcher & Company

39 Oakover Drive, Allestree, Derby, DE22 2PR

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Offers Around £315,000

Freehold

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- A Traditional Detached House In Sought After Location
- Entrance Hall And Cloakroom/Wc
- Fitted Kitchen & Sun Room
- Lounge/Dining Room
- Three Bedrooms
- Bathroom
- Block Paved Drive And Single Garage
- Mature Garden To Rear
- Scope To Extend To Rear
- Offered With Vacant Possession





## Summary

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A traditional detached house located in a sought after residential area and offered with No Chain/Vacant Possession.

Accommodation includes an entrance hall, cloakroom/Wc, Kitchen, Lounge/Dining Room and a sun lounge to the rear. On the first floor are three well proportioned bedrooms, all with fitted wardrobes. There is a bathroom with a three piece suite.

The house benefits from UPVC double glazing and gas central heating throughout.

A real feature is the mature, rear garden and patio which also provides potential to extend (subject to the necessary planning permission and building regulation approval)

A block paved driveway provides adequate parking for two cars and leads to a single garage.

An internal inspection is recommended.

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.

# F&C

## Council Tax Band D

### On The Ground Floor

#### Entrance Hall

Having a UPVC double glazed entrance door with leaded glass insert and double glazed windows to either side.

There is a central heating radiator, a feature wooden floor and stairs lead off to the first floor



#### Cloakroom/Wc

With a two-piece white suite comprising a wall mounted wash handbasin and a low flush WC with tiling to the walls and a wall mounted mirror.

### Lounge/Dining Room

24'2" x 11'5" (7.39 x 3.49)

Having a feature fireplace housing an electric fire, a feature wooden floor, three central heating radiators and a double glazed window to the front. Double glazed patio doors provide access to the rear sunroom.



### Sun Room

9'7" x 8'0" (2.94 x 2.46)

Constructed in timber with double doors leading to the garden and a wood grain effect floor.

## **Kitchen**

7'10" x 7'10" (2.39 x 2.39)

Appointed with a range of light Oak effect base cupboards, drawers and eyelevel units with a complementary roll top worksurface over incorporating a stainless steel sink/drainier unit with mixer tap. There is tiling to the walls, a free standing electric oven with gas hob and space for a fridge/freezer. Having a UPVC double glazed window to the side and door providing access.



## **On The First Floor**

### **Landing**

5'9" x 3'1" (1.76 x 0.95)

With a UPVC double glazed window to the side and access is provided to the attic.

### **Bedroom One**

11'10" x 9'6" (3.62 x 2.90)

Appointed with a range of fitted wardrobes with mirrored sliding doors providing excellent hanging and storage space. There is a central heating radiator and a UPVC double glazed window to the front elevation.



### **Bedroom Two**

11'1" x 7'10" (3.38 x 2.41)

With a range of fitted wardrobes with mirrored sliding doors, a central heating radiator and a UPVC double glazed window overlooking the delightful rear garden.



### **Bedroom Three**

8'0" x 6'7" (2.44 x 2.01)

Appointed with a double full height wardrobe with mirror doors providing excellent hanging and storage space. There is a central heating radiator and a double glazed window to the rear elevation.



### **Bathroom**

6'6" x 6'5" (2.00 x 1.96)

Fitted with a three-piece suite comprising a panelled bath with a Triton electric shower over, wash hand basin and a low flush WC. There is full tiling to the walls, a central heating radiator, a wall mounted bathroom cabinet and a built-in cupboard. Having a UPVC double glazed window with frosted glass.

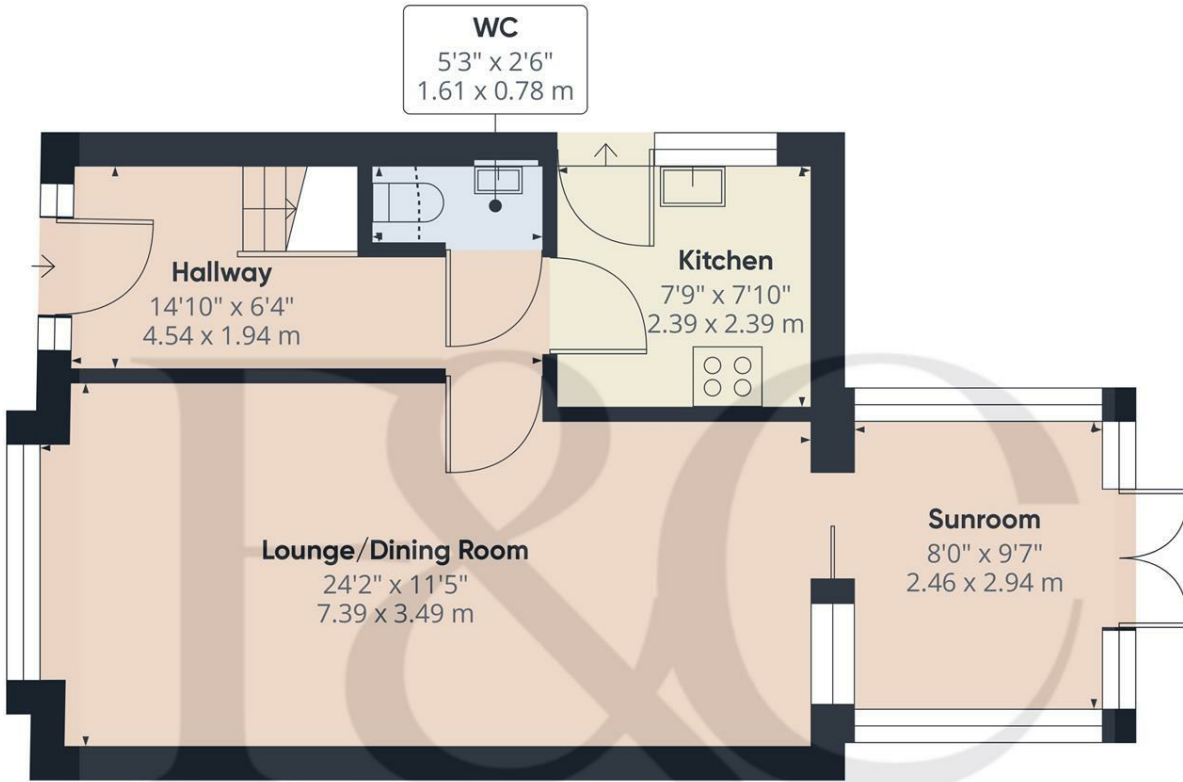


### **Outside**

To the front of the property an extensive block paved driveway provides off-road parking for two vehicles. This leads to a single garage with up and over door, light and power. There is a front low maintenance garden which is gravelled with a variety of shrubs and flowering plants to the surround. Having an outside light.

To the rear there is an extensive, mature garden which briefly comprises of a paved patio with lawned garden beyond

and fenced surround. Having a variety of shrubs and flowering plants to the borders. There is a wooden garden shed and a brick store which has plumbing for an automatic washing machine and houses the combination boiler (serving domestic hot water and central heating system).



Floor 0

**Approximate total area<sup>(1)</sup>**

505.9 ft<sup>2</sup>  
47 m<sup>2</sup>

**Reduced headroom**

3.88 ft<sup>2</sup>  
0.36 m<sup>2</sup>

(1) Excluding balconies and terraces

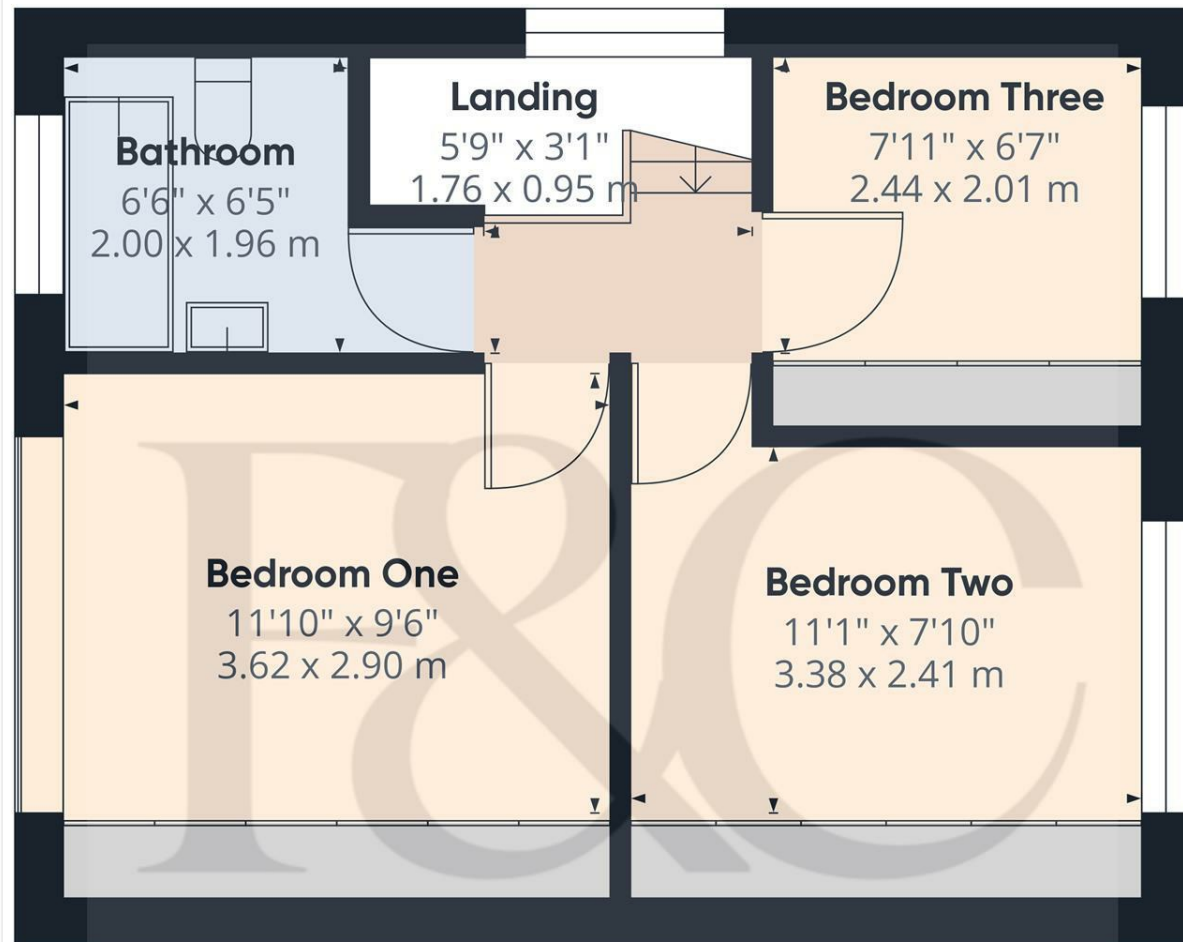
**Reduced headroom**

..... 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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Floor 1

**Approximate total area<sup>(1)</sup>**

385.89 ft<sup>2</sup>  
35.85 m<sup>2</sup>

(1) Excluding balconies and terraces

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### Energy Efficiency Rating

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

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Derby  
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Council Tax Band: D  
Tenure: Freehold

