

# Fletcher & Company

80 Portreath Drive, Allestree, Derby, DE22 2SD

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Offers In The Region Of £289,950

Freehold

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- Double Glazed & Gas Central Heated
- Porch & Entrance Hall
- Lounge & Open Plan Dining Kitchen
- Three First Floor Bedrooms & Bathroom
- Landscaped Rear Garden
- Extensive Driveway & Detached Garage
- Close To An Excellent Range of Amenities
- No Chain Involved







## Summary

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A well presented, three bedroom, semi-detached, residence occupying a popular residential location in Allestree. Double glazed and gas central heated with porch, entrance hall, lounge with feature fireplace, open access to open plan dining kitchen. The first floor accommodation leads to three bedrooms and a well-appointed bathroom.

The property is set back behind a block paved driveway to the front which extends to the side and detached single garage. To the rear of the property is a landscaped garden featuring seating areas, wood edged borders, lawn section and a good degree of privacy.

# F&C



## The Location

The property's location on Portreath Drive gives easy access to amenities at nearby Park Farm shopping centre, Blenheim Parade, excellent schooling with two notable primary schools and regarded secondary school, Woodlands. There is a regular bus service that runs around Allestree and into Derby City centre. The property also provides easy access to Allestree Park and Markeaton Park.

## Accommodation

### Ground Floor

#### Porch

5'1" x 4'11" (1.56 x 1.52)

A panel and double glazed entrance door with double glazed sidelights provides access to porch.

#### Entrance Hall

10'11" x 5'11" (3.35 x 1.81)

A panel and double glazed entrance door provides access to hallway with central heating radiator, staircase to first floor with understairs cupboard and stylish glazed door to lounge.

#### Lounge

12'9" x 10'2" (3.91 x 3.12)

With feature fireplace with decorative surround, raised hearth and electric fire, central heating radiator, double glazed window to front and open access to open plan dining kitchen.



#### Open Plan Dining Kitchen

16'7" x 10'7" (5.07 x 3.24)



### Dining Area

With central heating radiator, recessed ceiling spotlighting and double glazed sliding patio door to garden.



### Kitchen Area

With oak worktops, ceramic inset sink unit with mixer tap, base cupboard and drawers, complimentary wall mounted cupboards, appliance space with range cooker with five ring gas hob and double electric oven and fridge freezer, integrated washing machine, dishwasher, underplinth heating, double glazed window to rear and recessed ceiling spotlighting.



### First Floor Landing

7'11" x 6'3" (2.42 x 1.93)

A semi-galleried landing gives access to a boarded loft space via a loft ladder and double glazed window to side.

### Bedroom One

12'9" x 9'10" (3.91 x 3.00)

With central heating radiator and double glazed window to front.



### Bedroom Two

9'11" x 8'9" (3.04 x 2.67)

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



### Bedroom Three

7'1" x 6'3" (2.16 x 1.93)

With central heating radiator, useful storage cupboard and double glazed window to front.



### Bathroom

6'3" x 5'8" (1.92 x 1.73)

Tiled with a white suite comprising low flush WC, pedestal wash handbasin, bath with Mira shower over, chrome towel radiator, recessed ceiling spotlighting and double glazed window to rear.





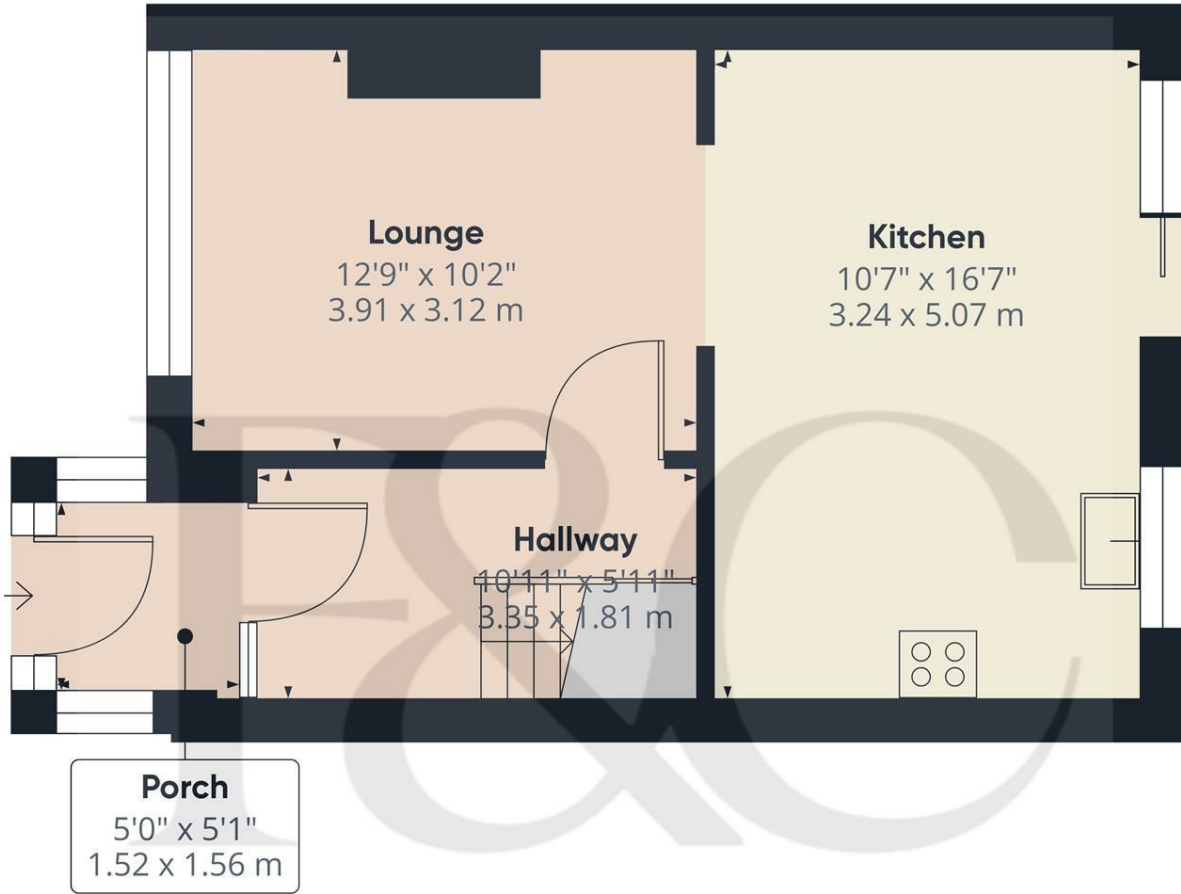
## Outside

To the rear of the property is an impressive landscaped garden with lower level stone patio (which is a sun trap for most of the year), cold water tap and further gravelled section and further gravelled seating area, steps leading up to an upper lawn level with various wood edged borders containing plants and shrubs and notably attractive acers. To the front of the property is a block paved driveway providing ample off-road parking and access through wrought iron gates to a detached garage with up and over door, power and lighting and double glazed window and rear door to side. Both the house and the garage are alarmed.



## Council Tax Band C





Floor 0

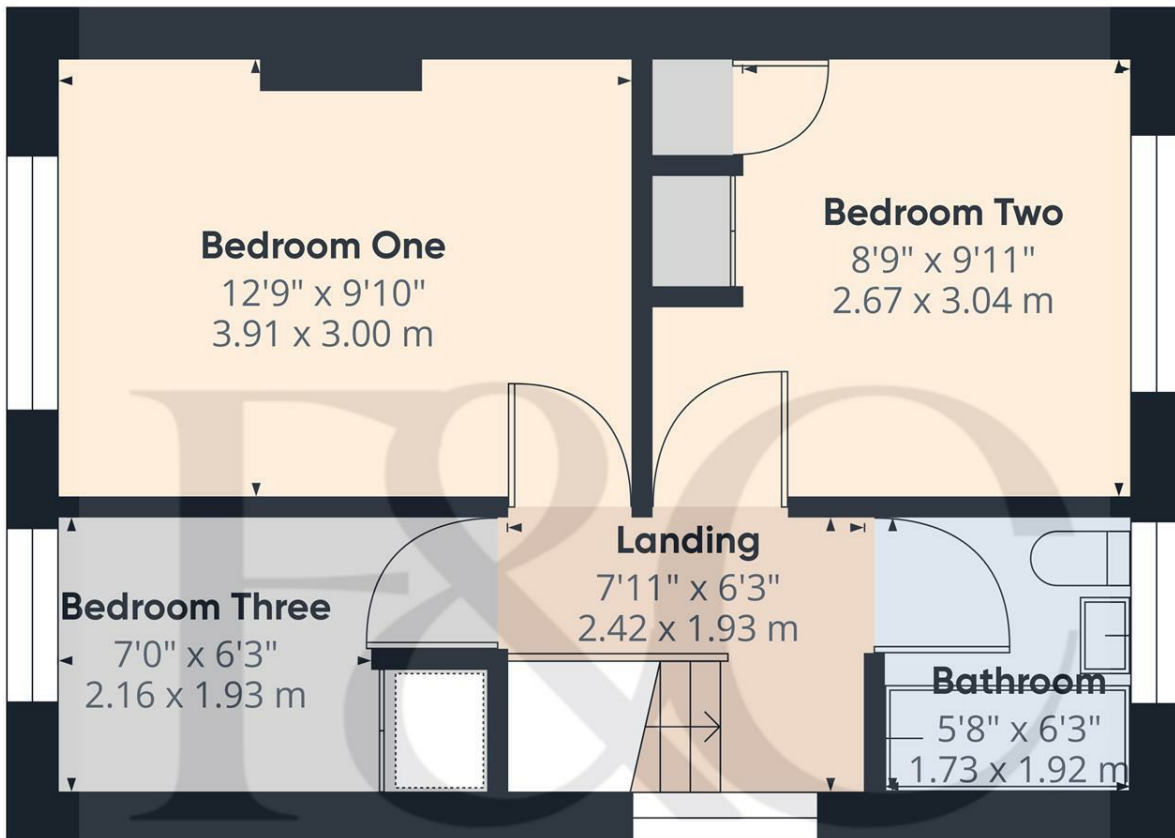
Approximate total area<sup>®</sup>  
407.41 ft<sup>2</sup>  
37.85 m<sup>2</sup>

(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<sup>®</sup>  
352.84 ft<sup>2</sup>  
32.78 m<sup>2</sup>

(1) Excluding balconies and terraces

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Derby  
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Council Tax Band: C  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</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	