

Fletcher & Company

16 The Green, Allestree, Derby, DE22 2RH

£425,000

Freehold



- Immaculately Presented Detached Property
- Overlooking Village Green
- Double Glazing & Gas Central Heating
- Lounge, Separate Dining Room & Fitted Guest Cloakroom
- Extended Breakfast Kitchen
- Four First Floor Bedrooms & Well Appointed Bathroom
- Beautiful Rear Garden
- Good Sized Driveway with Detached Garage
- Highly Convenient Location





Summary

An immaculately presented, four bedroom, detached residence occupying a very pleasant residential location opposite open green. Double glazed and gas central heated with entrance hall, fitted guest cloakroom, dual aspect lounge with separate dining room and extended kitchen with side lobby. Four first floor bedrooms and bathroom. Beautiful private rear garden. Good sized driveway leading to detached garage. Highly convenient for amenities in Allestree.

This is a superbly presented and extended four bedroom, detached residence occupying a superb location opposite an open green area in Allestree. The property is set back behind a well maintained fore-garden with adjacent tarmac drive which runs down the side of the property and leads to a detached garage. To the rear of the property is an extensive private garden backing onto neighbouring bungalows with patio, raised decked seating area, upper level seating area and beautifully stocked borders with good sized lawn.

Internally the property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, spacious dual aspect lounge with windows to front and rear and feature fireplace, separate dining room and extended breakfast kitchen with side lobby. The first floor landing leads to four bedrooms and well-appointed bathroom.

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The Location

The property's location is a stone's throw from Park Farm shopping centre which offers an extensive range of amenities and shops, facilities, restaurants and eateries. There is a regular bus service running into Derby City centre. Markeaton and Darley Park also within easy reach. The property is also convenient for Derby university, A38 and A52.

Accommodation

Ground Floor

Entrance Hall

15'7" x 3'7" (4.76 x 1.11)

A panel and double glazed entrance door provides access to a spacious, L-shaped, entrance hall, two central heating radiators, dado rail, useful understairs storage cupboard, staircase to first floor and double glazed window to side.

Fitted Guest Cloakroom

6'0" x 2'9" (1.83 x 0.84)

With low flush WC, wash handbasin and double glazed window to side.

Spacious Lounge

21'6" x 11'11" (6.57 x 3.64)

A light and airy room courtesy of dual aspect with double glazed window to front overlooking the green and large double glazed sliding patio doors giving access onto, and views over, private well-established garden, feature fireplace with decorative wooden surround, marble hearth, Living Flame fitted gas fire, TV aerial point and two central heating radiators.



Separate Dining Room

10'2" x 8'11" (3.11 x 2.72)

With central heating radiator and double glazed window to front overlooking the attractive green.



Extended Breakfast Kitchen

11'8" x 10'10" (3.58 x 3.31)

With woodblock effect preparation surfaces, matching island/breakfast bar, extended range of fitted base cupboards, complimentary wall mounted cupboards, AEG four plate electric hob with extractor hood over, AEG fan assisted electric oven and microwave, integrated dishwasher, integrated washing machine, fridge freezer, recessed ceiling spotlighting, central heating radiator, double glazed window to rear offering pleasant views over the garden and internal door giving access to side lobby.



Side Lobby

3'1" x 2'8" (0.95 x 0.83)

With useful storage cupboard and triple glazed door to garden.

First Floor Landing

5'8" x 5'8" (1.75 x 1.73)

A semi-galleried landing with access to insulated loft space.

Bedroom One

11'11" x 10'2" (3.64 x 3.12)

With central heating radiator, stylish fitted wardrobes and double glazed window to front offering pleasant views over the green.



Bedroom Two

10'11" x 9'3" (3.35 x 2.82)

With central heating radiator, TV aerial point and double glazed window to rear overlooking the garden.



Bedroom Three

8'7" x 9'2" (2.63 x 2.81)

With central heating radiator, overstairs storage cupboard and double glazed window to rear.



Bedroom Four

11'1" x 6'10" (3.39 x 2.09)

With central heating radiator, TV aerial point and useful storage cupboard and double glazed window to front overlooking the green.



Well Appointed Bathroom

8'7" x 6'2" (2.63 x 1.89)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin, panelled bath with shower over, chrome towel radiator and double glazed window to rear.



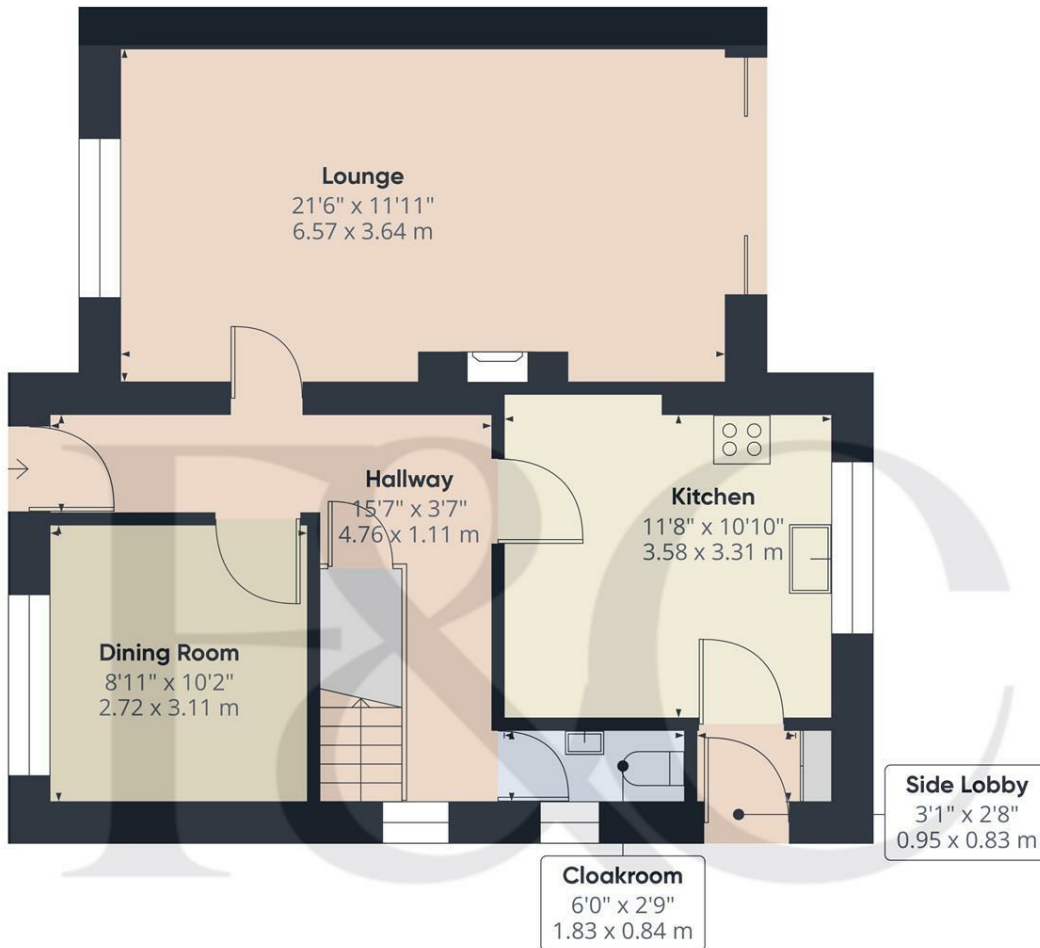
Outside

To the rear of the property is a very impressive, private garden with extensive patio area off the lounge, further raised deck seating area, lawn section, block paved pathway leading to an upper tier, further lawn, gravel seating area, a range of well planted herbaceous borders containing a selection of plants and shrubs and cold water tap. To the front of the property is an equally pleasant lawn garden with borders containing plants and shrubs, an adjacent block edged tarmac driveway, providing ample off-road parking and providing access to the side of the property through secure gates to a detached garage with power and up and over door. There is external lighting to the side driveway and security lights to both the drive and rear garden.



Council Tax Band E





Floor 0

Approximate total area⁽¹⁾

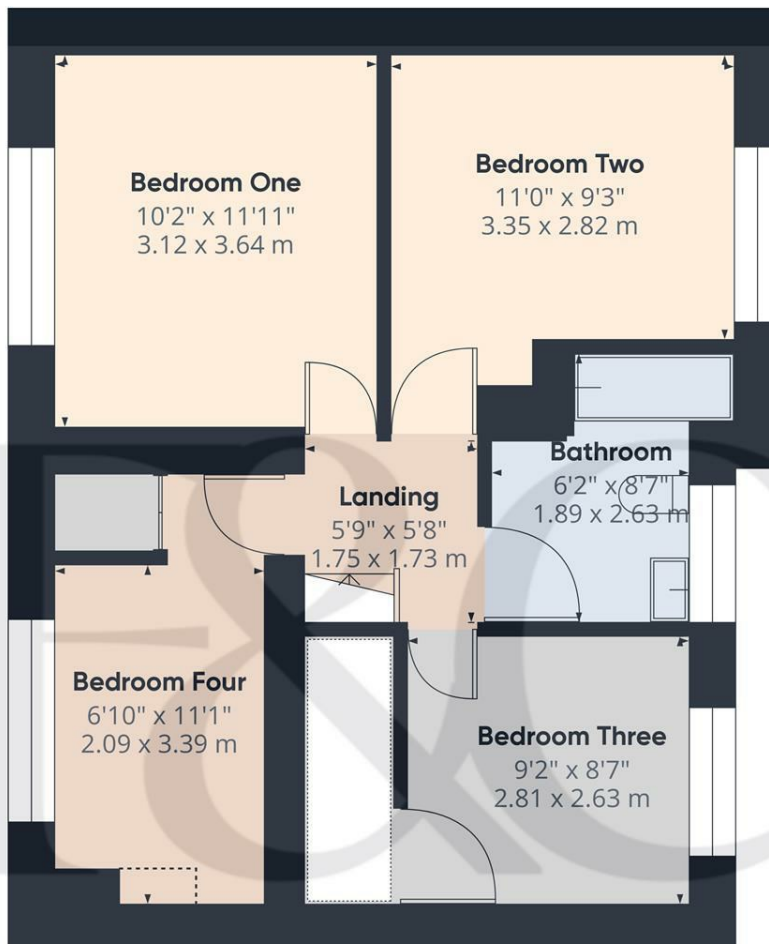
628.07 ft²
58.35 m²

(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⁾

497.62 ft²
46.23 m²

Reduced headroom

2.69 ft²
0.25 m²

(1) Excluding balconies and terraces

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

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Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Energy Efficiency Rating

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

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Allestree
Derby
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Council Tax Band: E
Tenure: Freehold

