

Fletcher & Company

5 Chester Avenue, Allestree, Derby, DE22 2FE

Offers Around £475,000

Freehold



- Comprehensively Extended
- Ideal for a Large Family
- Beautifully Presented Throughout
- Double Glazing & Gas Central Heating
- Entrance Hall, Fitted Guest Cloakroom & Utility
- Lounge & Large Open Plan L-Shaped Living Kitchen with Bi-Fold Doors
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms, One with Attic Room Off & Family Bathroom
- Fabulous Rear Garden with Extensive Stone Terrace & Impressive Open Views
- Ecclesbourne School Catchment Area





Summary

ECCLESBOURNE SCHOOL CATCHMENT AREA - This is a particularly impressive, extended, bay fronted, semi-detached residence in a quiet cul-de-sac location in Allestree.

The property has been greatly improved to now provide extremely spacious, versatile accommodation which is particularly stylish and would ideally suit a large family. With double glazing and gas central heating the property comprises: entrance hall, fitted guest cloakroom, useful utility room, lounge, open plan L-shaped kitchen with further seating area, dining area, quality fitted kitchen, an extensive range of integrated appliances and bi-fold doors give access to a beautiful garden and impressive views beyond.

The first floor accommodation features master bedroom with Juliet balcony and en-suite shower room, three further bedrooms, one with Juliet balcony and attic room off, together with a family bathroom.

The property is set back behind a tarmac driveway providing ample off-road parking. To the rear of the property is a fabulous garden with extensive stone terrace, lawn, further decked seating areas, extremely well stocked borders containing plants and shrubs, all of this backing onto neighbouring open fields.

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The Location

The property's location off Ford Lane makes it highly convenient for an excellent range of amenities in Allestree itself including Park Farm shopping centre, Blenheim Parade and facilities on the nearby A6. The property is within easy reach of Allestree Park and lake, primary schooling in both Darley Abbey and Allestree as well as Ecclesbourne secondary school in Duffield. There is a regular bus service along Duffield Road into Derby City centre and Belper. The property offers particularly convenient access onto A38 and A52 as well as the Meteor retail park.

Accommodation

Ground Floor

Entrance Hall

17'5" x 6'4" (5.31 x 1.95)

A panel and double glazed entrance door with glazed fanlights over provides access to entrance hall with Karndean floor covering and underground heating which extends throughout the ground floor (apart from the front reception room), staircase to first floor with useful understairs storage cupboard, dado rail and double glazed window to side.



Fitted Guest Cloakroom

4'7" x 2'7" (1.41 x 0.79)

With low flush WC, vanity unit with wash handbasin and cupboard beneath and tile splashbacks.

Lounge

12'8" x 12'3" (3.87 x 3.74)

With feature fireplace with timber display mantel, hearth and multi-fuel stove, period style central heating radiator and double glazed cant bay window to front.



Open Plan Extended Living Kitchen

22'4" x 12'11" x 11'2" x 10'0" (6.83 x 3.94 x 3.41 x 3.07)



Lounge Area

With recessed ceiling spotlighting.



Dining Area

With recessed ceiling spotlighting and bi-fold doors giving access to the beautiful garden and offering fabulous views.



Kitchen Area

With an extensive range of oak preparation surfaces extending to breakfast bar, stylish fitted base cupboards and drawers, complimentary wall mounted cupboards, inset ceramic sink unit with mixer tap, LED plinth lighting, four plate gas hob with extractor hood over, built-in double oven with microwave, large fridge, large freezer, dishwasher, wine fridge and continuation of Karndean flooring throughout the living kitchen.



Utility

11'7" x 5'5" (3.55 x 1.66)

With granite effect worktops, tiled surrounds, inset stainless steel sink unit, fitted base cupboards, appliance spaces for washing machine and tumble dryer, complimentary wall mounted cupboards, wall mounted gas fired Worcester boiler with hot water cylinder, double glazed window to front and further panel and double glazed door to side.

First Floor Landing

9'9" x 6'5" (2.99 x 1.97)

A semi-galleried landing with feature balustrade gives access to airing cupboard (with radiator and lighting), access to loft space and double glazed window to side.

Master Bedroom

16'6" x 10'0" (5.03 x 3.07)

With two stylish floor to ceiling central heating radiators, recessed ceiling spotlighting, double glazed French doors with Juliet balcony offering fabulous views over the garden and open fields beyond.



Well Appointed En-Suite Shower Room

6'0" x 5'9" (1.84 x 1.76)

With low flush WC, vanity unit with wash handbasin, tile splashbacks, storage cupboard, shower cubicle, chrome towel radiator and recessed ceiling spotlighting.



Bedroom Two

10'6" x 9'9" (3.21 x 2.98)

With stylish floor to ceiling central heating radiator, fitted wardrobe, recessed ceiling spotlighting, feature panelled wall and double glazed French doors with Juliet balcony offering fabulous views.



Bedroom Three

12'9" x 11'3" (3.91 x 3.43)

With central heating radiator, recessed ceiling spotlighting and double glazed cant bay window to front.



Bedroom Four

8'1" x 7'4" (2.48 x 2.25)

With central heating radiator, recessed ceiling spotlighting, double glazed window to front and wooden ladder giving access to useful attic room.



Attic Room

12'8" x 9'2" (3.87 x 2.81)

With central heating radiator, double glazed Velux window and access to loft space.



Family Bathroom

7'6" x 5'6" (2.29 x 1.68)

With white suite comprising low flush WC, wash handbasin, bath with shower attachment, radiator, recessed ceiling spotlighting and double glazed window to front.



Outside

To the rear of the property is a true feature to the sale by way of a fabulous landscaped garden with extensive Indian stone patio leading off the living kitchen, steps lead down to an extensive lawn with extremely well stocked herbaceous borders containing plants, shrubs, mature trees and two further decked seating areas, one with a gazebo. The garden backs onto neighbouring open which offers a fabulous view. Access to the garden can be gained by a gate to the side.

To the front of the property is a tarmac driveway with brick edge providing ample off-road parking.

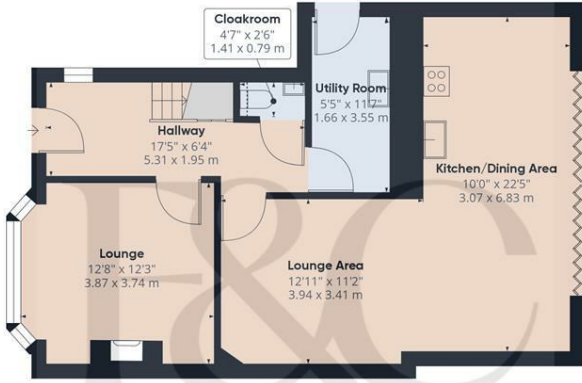


Council Tax Band D

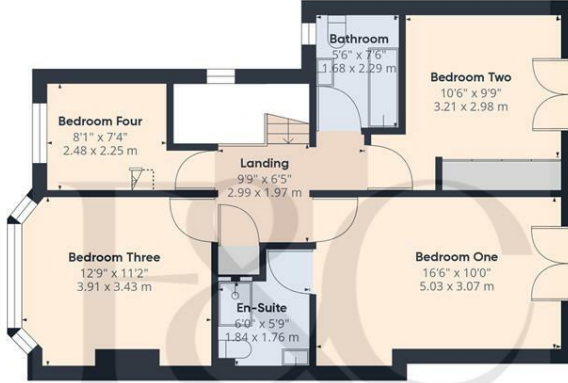


Estate Agency Act

We would like to inform any prospective purchaser that the vendor of the property is an Employee of Fletcher and Company.



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1502.21 ft²

139.56 m²

Reduced headroom

64.48 ft²

5.99 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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Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	68	
(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	