

Fletcher & Company

46 Quarn Drive, Allestree, Derby, Derbyshire, DE22
2NQ

Offers Around £450,000

Freehold



- Ideal for a Growing family
- Prime Residential Location
- Much Character Throughout
- Double Glazing & Gas Central Heating
- Lounge with Feature Fireplace
- Fabulous Open Plan Living Kitchen
- Inner Lobby with Fitted Guest Cloakroom & Salon/Study
- Five First Floor Bedrooms plus Well Appointed Bathroom
- Closed Lawn Rear Garden
- Triple Width Driveway to Front





Summary

A superbly presented and extended, five bedroom, semi-detached residence occupying a sought after location in Allestree.

An excellent opportunity to acquire this greatly improved, superbly presented, five bedroom, extended semi-detached residence. The property is double glazed and gas central heated and retains much original character throughout. The accommodation comprises entrance hall, inner lobby leading to fitted guest cloakroom, cosy lounge with feature fireplace, fabulous open plan living kitchen with lounge/dining area, high specification fitted kitchen with fitted appliances, converted garage currently operating as a salon and offers potential as a study/further bedroom. The first floor accommodation features five bedrooms and well appointed bathroom.

Occupying a quiet residential location on Quarn drive the property is set back behind a block paved driveway providing off-road parking for three vehicles. To the rear of the property is a good sized garden bounded by timber fencing and featuring an upper level patio with lower level lawn.

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The Location

The property's location is particularly sought after, just off Kedleston Road, offering easy access to beautiful open countryside as well as Markeaton and Darley Park. Derby City centre is within easy reach and offers an excellent range of amenities. Allestree itself offers Park Farm shopping centre and a further range of facilities on Blenheim Parade, two primary schools and Woodlands secondary school. There is also easy access to A38 and A52.

Accommodation

Ground Floor

Entrance Hall

14'0" x 5'4" (4.29 x 1.63)

An oak panelled entrance door with glazed inset provides access to entrance hall with central heating radiator, feature tiled floor, staircase to first floor and recessed ceiling spotlighting.



Lounge

12'4" x 10'4" (3.78 x 3.17)

With feature fireplace incorporating decorative wooden surround, raised granite hearth and Living Flame fitted gas fire, central heating radiator, picture rail and double glazed cant bay window to front with leaded quarter lights.



Fabulous Open Plan Extended Living Kitchen



Living/Dining Area

11'6" x 10'4" (3.52 x 3.16)

With lounge/dining area with central heating radiator, bespoke fitted shelving and fitted cupboard in chimney breast recess and double glazed window to rear.



Kitchen Area

14'2" x 14'1" (4.34 x 4.30)

A fabulous breakfast kitchen featuring a combination of quartz island/breakfast bar and solid wood worktops with matching upstands, inset Belfast style ceramic sink unit with flexible mixer tap, inset five plate gas hob with extractor hood over, built-in oven with grill beneath, appliance spaces suitable for a large American style fridge freezer (included in the sale at a successful sale price), washing machine and tumble dryer, integrated dishwasher and wine fridge, two stylish floor to ceiling central heating radiators, recessed ceiling spotlighting, double glazed window and matching French doors to garden, feature double glazed picture window to garden and stripped panelled doors to pantry/understairs storage cupboard and inner lobby.



Inner Lobby

3'2" x 3'1" (0.97 x 0.96)

With stripped panelled door to fitted guest cloakroom.

Fitted Guest Cloakroom

4'5" x 3'1" (1.35 x 0.94)

With low flush WC, vanity unit with wash handbasin, tile surround, fitted cupboard, central heating radiator, recessed ceiling spotlighting, double glazed window to side and panelled door to converted garage.

Garage

12'1" x 7'8" (3.69 x 2.34)

Currently used as a salon and would also make an ideal study with two central heating radiators, double glazed window to side, two double glazed windows and door to front and recessed ceiling spot lighting.



First Floor Landing

7'5" x 2'7" (2.27 x 0.80)

A semi-galleried landing with feature balustrade and access to loft space.

Bedroom One

10'11" x 9'4" (3.33 x 2.86)

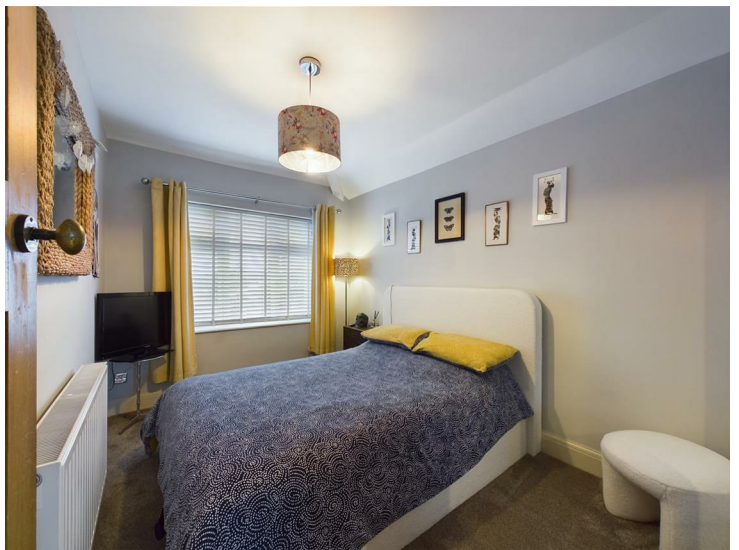
With central heating radiator, picture rail, bespoke fitted wardrobes to chimney breast recess and double glazed window to front.



Bedroom Two

11'6" x 10'5" (3.52 x 3.19)

With central heating radiator, picture rail and double glazed window to rear.



Bedroom Three

11'0" x 8'2" (3.37 x 2.50)

With central heating radiator, built-in wardrobe and double glazed window to front.



Bedroom Four

7'8" x 6'2" (2.34 x 1.88)

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



Bedroom Five/Nursery

6'8" x 5'6" (2.04 x 1.68)

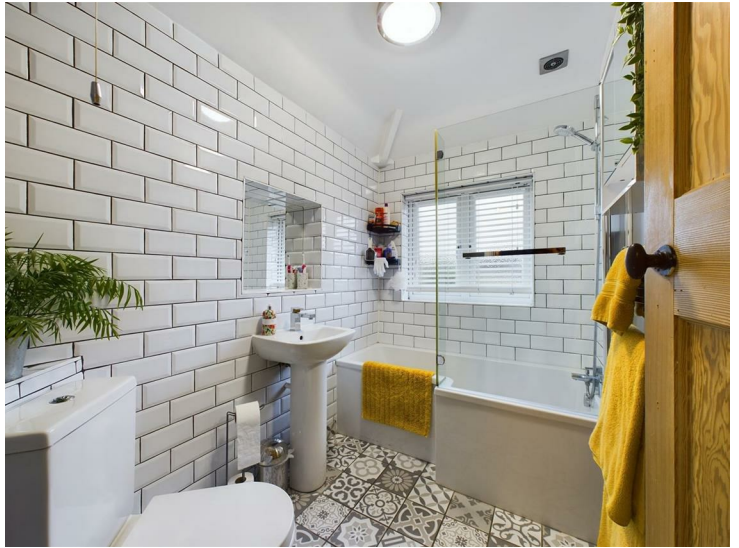
With central heating radiator and double glazed window to front.



Well Appointed Bathroom

8'0" x 5'6" (2.45 x 1.70)

Mainly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower, chrome towel radiator, extractor fan and double glazed window to rear.



Outside

To the front of the property is a block paved driveway providing off-road parking for three vehicles.

To the rear of the property is a good sized garden with upper paved patio area and lower level with lawn, herbaceous borders and raised wood edge vegetable plot/flower bed, timber fencing to all sides and large timber shed.



Council Tax Band C

Cloakroom

3'1" x 4'5"
0.94 x 1.35 m

Garage

12'1" x 7'8"
3.69 x 2.34 m

Inner Lobby

3'2" x 3'1"
0.97 x 0.96 m

Kitchen

14'3" x 14'1"
4.34 x 4.30 m

Hallway

14'0" x 5'3"
4.29 x 1.63 m

Lounge

12'4" x 10'4"
3.78 x 3.17 m

Living/Dining Room

11'6" x 10'4"
3.52 x 3.16 m

Floor 0

Approximate total area¹⁾

614.51 ft²
57.09 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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Bedroom Three

11'0" x 8'2"
3.37 x 2.50 m

Bedroom Four

7'8" x 6'1"
2.34 x 1.88 m

**Bedroom Five/
Nursery**

6'8" x 5'6"
2.04 x 1.68 m

Landing

7'5" x 2'7"
2.27 x 0.80 m

Bathroom

8'0" x 5'6"
2.45 x 1.70 m

Bedroom One

10'10" x 9'4"
3.33 x 2.86 m

Bedroom Two

11'6" x 10'5"
3.52 x 3.19 m

Floor 1

Approximate total area¹⁾

503.97 ft²
46.82 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	63	
(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	