

Fletcher & Company

7 Cavendish Avenue, Allestree, Derby, DE22 2AQ

Offers Around £289,950

Freehold



- No Upper Chain
- Double Glazed & Gas Central Heated
- Spacious Entrance Hall
- Good Sized Lounge
- Open Plan Dining Kitchen
- Three Bedrooms & Good Sized Bathroom
- Pleasant Enclosed Garden Offering a Good Degree of Privacy
- A Good Sized Driveway
- Potential Extend - Subject to Planning Permission
- Traditional Home





Summary

A well presented and extended, three bedroom, semi-detached, bay fronted residence in a sought after location on Cavendish Avenue in Allestree.

A tastefully presented and extended, three bedroom, semi-detached residence in a popular residential location in Allestree. Sold with the benefit of no upper chain. Double glazed and gas central heated with entrance hall, good sized lounge and open plan dining kitchen. The first floor landing leads to three bedrooms and a well appointed bathroom.

To the front of the property is a low maintenance fore-garden with adjacent driveway running down the side of the property providing ample off-road parking. To the rear of the property is a pleasant westerly facing garden which is enclosed and features lawn and patio areas.

F&C

The Location

The property's location, just off Ferrers Way, offers easy access onto Duffield Road (A6) with a regular bus service running between Derby and Belper. The property is also within close proximity to Park Farm shopping centre offering an excellent range of amenities and excellent schooling by way of three reputable primary schools; Walter Evans, Portway and Lawn as well as Woodlands secondary school.

Accommodation

Ground Floor

Entrance Hall

12'5" x 5'9" (3.81 x 1.76)

A multi-paned entrance door with panelled and glazed sidelights provides access to entrance hall with central heating radiator, staircase to first floor and useful understairs storage area.

Open Plan Dining Kitchen

17'8" x 8'11" (5.40 x 2.74)

Kitchen Area

With kitchen area comprising wood grain effect preparation surfaces extending to breakfast bar, tiled surrounds, inset stainless sink unit with mixer tap, fitted base cupboards and drawers, complimentary wall mounted cupboards, inset four plate electric hob with extractor hood over, built-in adjacent double oven with grill, appliance space suitable for fridge freezer and washing machine, integrated dishwasher, recessed ceiling spotlighting, contemporary floor to ceiling central heating radiator, wall mounted Worcester gas fired boiler and double glazed window and door to rear.



Dining Area

With double glazed French doors to garden and feature archway to lounge.



Lounge

17'5" x 11'6" (5.31 x 3.52)

With central heating radiator and double glazed box bay window to front.



First Floor Landing

9'5" x 5'10" (2.88 x 1.79)

A semi-galleried landing with access to loft space.

Bedroom One

14'10" x 11'6" (4.53 x 3.53)

With central heating radiator and double glazed window to front.



Bedroom Two

11'5" x 9'1" (3.49 x 2.78)

With central heating radiator and double glazed window to rear.



Bedroom Three

8'2" x 5'10" (2.49 x 1.78)

With central heating radiator and double glazed window to front.

Bathroom

11'4" x 5'10" (3.46 x 1.78)

A well-appointed bathroom with a suite comprising low flush WC, bath with integrated shower over, vanity unit with wash handbasin and drawers beneath, chrome towel rail/radiator, recessed ceiling spotlighting and double glazed window to rear.

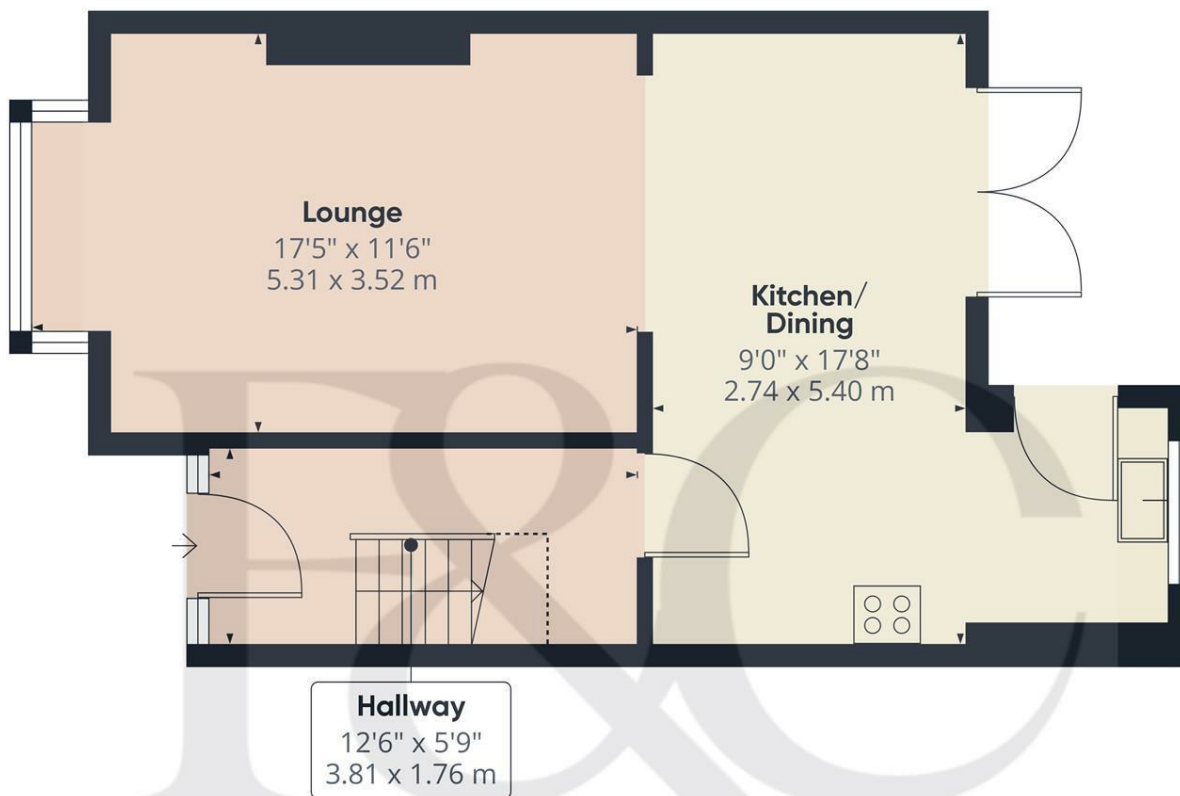


Outside

To the front of the property is a fore-garden with herbaceous border containing plants and shrubs, block paved patio/pathway and concrete driveway running down the side of the property providing off-road parking. To the rear of the property is an enclosed garden with brick wall and timber fencing featuring artificial lawn immediately off the dining room and further natural lawn with herbaceous borders containing plants and shrubs. Timber shed. Good degree of privacy.



Council Tax Band C



Floor 0

Approximate total area⁽¹⁾

457.04 ft²
42.46 m²

Reduced headroom

12.9 ft²
1.2 m²

(1) Excluding balconies and terraces

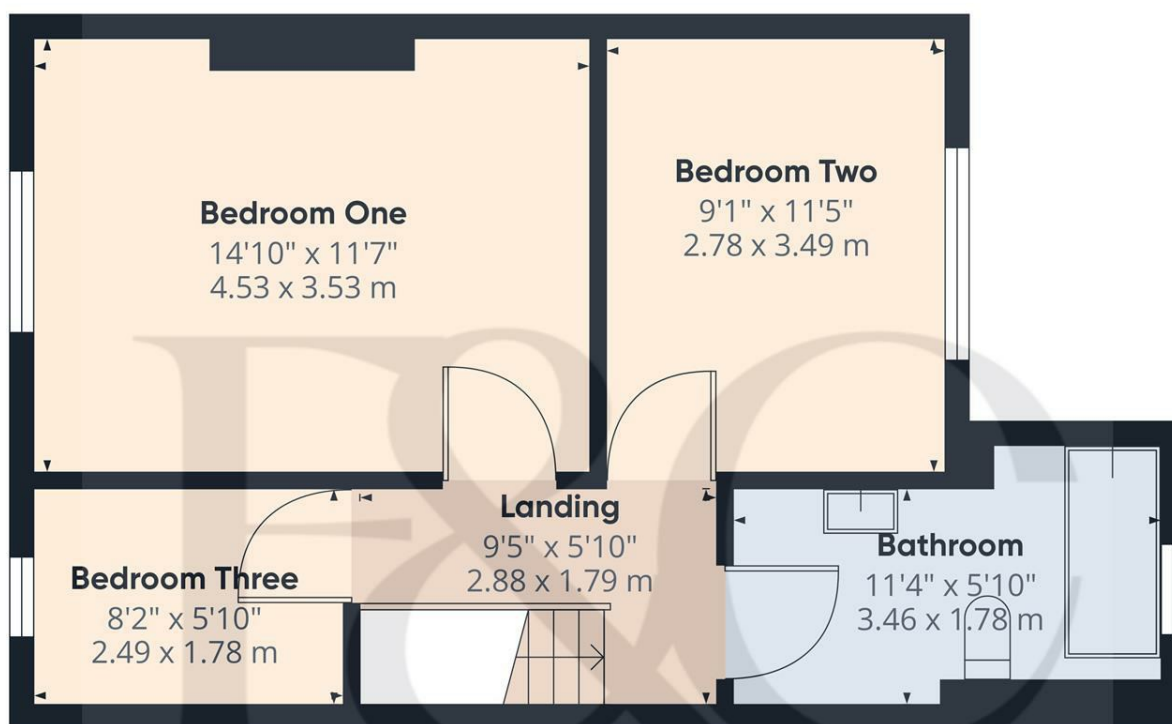
Reduced headroom

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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Floor 1

Approximate total area⁽¹⁾

427.96 ft²
39.76 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.

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7 Cavendish Avenue
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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		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	