



3 Bed House - Semi-Detached

41 Windermere Crescent
Allestree
Derby
DE22 2SF

£289,950

Fletcher
& Company

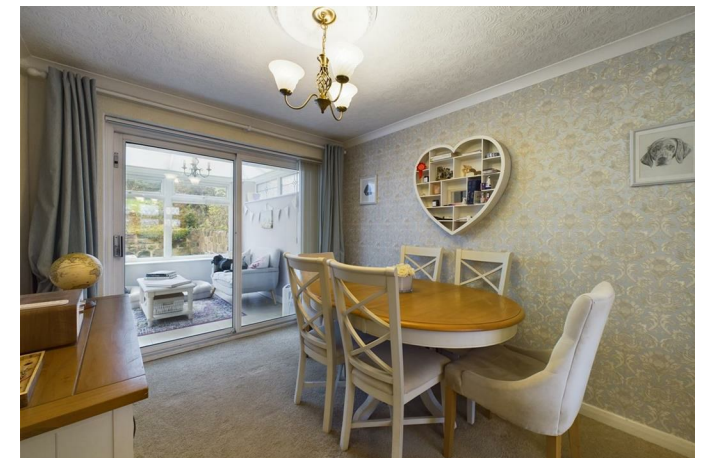
41 Windermere Crescent
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- Double Glazed & Gas Central Heated
- Entrance Hall
- Through Lounge/Dining Room
- Good Sized Conservatory
- Kitchen
- Three First Floor Bedrooms & Well-Appointed Bathroom
- Impressive Rear Garden
- Ample Driveway & Garage

A tastefully presented, three bedroom, semi-detached residence occupying a popular residential location in Allestree.

This is a well presented, three bedroom, semi-detached residence on Windermere Crescent in Allestree. Occupying a good sized plot with potential to extend to the side (subject to planning permission). The property is set back behind a low maintenance, fore-garden and driveway with detached garage. To the rear of the property is a good sized garden featuring a lower-level patio and lawn with well stocked borders. Internally the property is double glazed and gas central heated and comprises: entrance hall, lounge/dining room, conservatory and kitchen on the ground floor. The first floor landing leads to three bedrooms and a well-appointed bathroom.





The Location

The property's location on Windermere Crescent is ideally placed for Park Farm shopping centre, primary schooling at Portway and Lawn and Woodlands secondary school and a regular bus service along Birchover way into Derby city centre. The property also gives easy access to nearby Allestree Park and Markeaton park.

Accommodation

Ground Floor

Entrance Hall

13'3" x 6'0" (4.05 x 1.83)

A UPVC double glazed and leaded entrance door with matching sidelights provides access to entrance hallway with central heating radiator and staircase to first floor with understairs cupboard housing the gas fired combination boiler.

Lounge

12'10" x 10'4" (3.92 x 3.17)

With feature fireplace with decorative stone effect surround, marble hearth and interior with living flame gas fire, central heating radiator, decorative coving with ceiling rose, double glazed and leaded bow bay window to front and open access to dining room.

Dining Room

10'7" x 8'11" (3.23 x 2.73)

With stylish central heating radiator, decorative coving with ceiling rose, open access to lounge and double glazed sliding patio doors to conservatory.

Conservatory

14'6" x 8'10" (4.42 x 2.70)

A brick based and UPVC double glazed construction with pleasant views over the garden, underfloor heating, double glazed door to kitchen and French doors to garden.

Kitchen

9'11" x 7'4" (3.04 x 2.26)

With granite effect worktops, tiled surrounds, inset sink unit with mixer tap, fitted base cupboards, complimentary wall mounted cupboards, inset four plate gas hob, built-in double oven, integrated dishwasher, appliance space suitable for washing machine, double glazed window to side and double glazed door to conservatory.

First Floor Landing

6'5" x 3'6" (1.98 x 1.08)

A semi-galleried landing with access to loft space (with lighting) via a pull down ladder and double glazed and leaded window to side.

Bedroom One

12'11" x 8'2" (3.96 x 2.50)

With stylish central heating radiator, a good range of fitted wardrobes and drawers and double glazed and leaded window to front.

Bedroom Two

10'11" x 9'10" (3.35 x 3.02)

With stylish central heating radiator, useful built-in storage cupboard and double glazed window to rear overlooking garden.

Bedroom Three

9'8" x 6'4" (2.97 x 1.95)

With stylish central heating radiator and double glazed and leaded window to front.

Well-Appointed Bathroom

7'3" x 6'3" (2.21 x 1.92)

Fully tiled with low flush WC, pedestal wash handbasin, panelled bath, Mira shower, chrome towel radiator, recessed ceiling spotlighting double glazed window to rear.

Detached Garage

A detached garage with up and over door.

Outside

To the rear of the property is a well-established garden with a south easterly aspect with lower level patio/seating area, steps leading up to a gently sloping lawn with stone edged and herbaceous borders containing an abundance of flowering plants, shrubs and trees and a further seating area at the foot of the garden having views back down towards the house. Timber shed. Outside cold water tap.

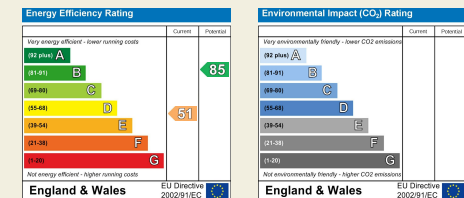
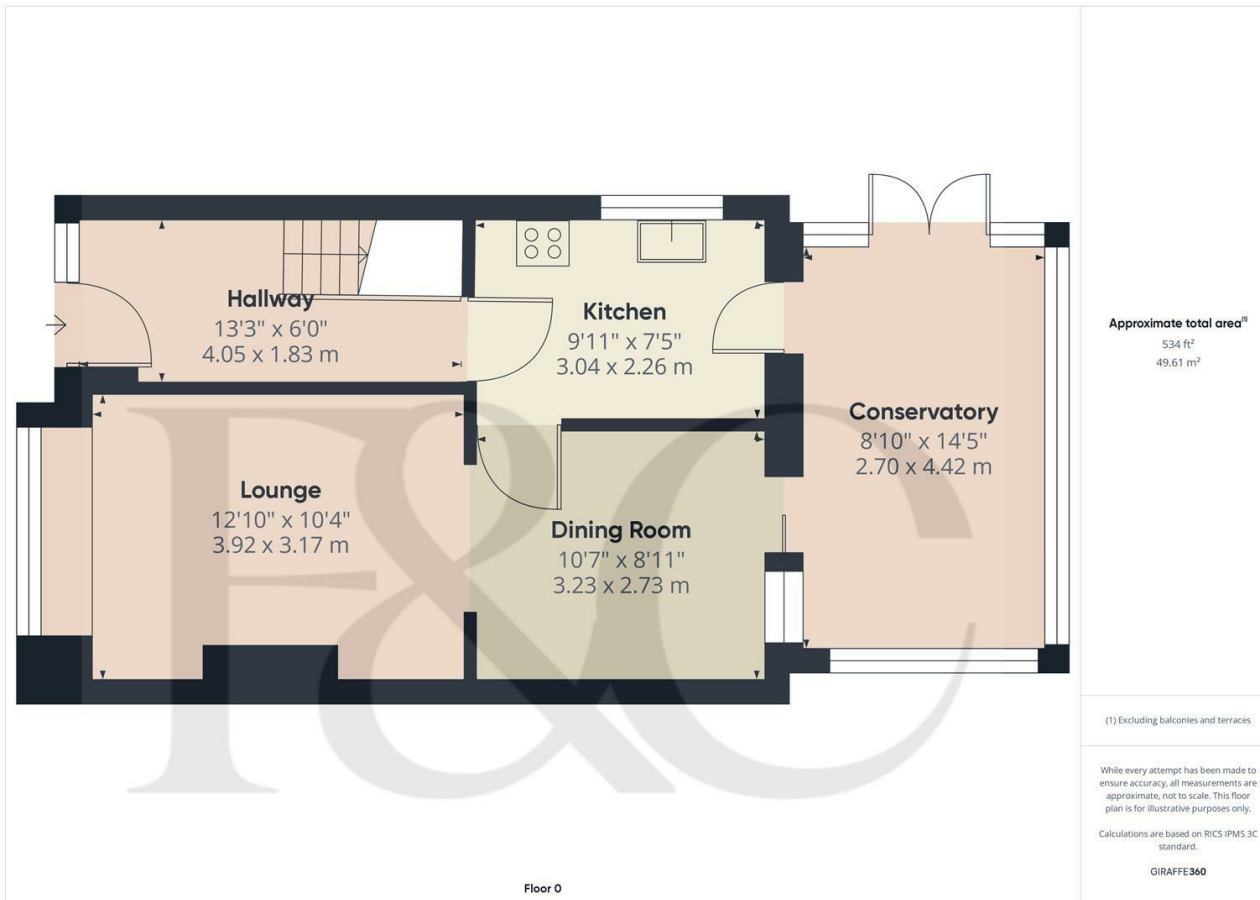
To the front of the property is a low maintenance, tarmac driveway providing parking with slate chipping border with hedging and shrubs, gate to rear garden and access to a detached garage.

Council Tax Band C

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