

22 Park View Close, Allestree, Derby, DE22 2GH

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Offers Around £280,000

Freehold

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- Three Bedroom Detached Home
- No Upward Chain
- Double Glazing & Warm Air Heating
- Through Lounge/Dining Room
- Conservatory
- Fitted Kitchen & Breakfast Room
- Three First Floor Bedrooms & Wet Room
- South-Facing Rear Garden
- Driveway & Garage
- Quiet Cul-de-sac Location in Allestree Old Village





## Summary

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Well positioned, three bedroom detached home occupying a quiet cul-de-sac location within Allestree Old Village.

This is a well positioned three bedroom detached residence sold with the benefit of no upward chain. The property is double glazed with warm air heating and features: entrance hall, through lounge/dining room, conservatory, breakfast room, fitted kitchen, three first floor bedrooms and a wet room.

The property benefits from a driveway and attached garage whilst to the rear, is a south-facing garden.

# F&C



## The Location

The property's location gives easy access to excellent amenities in Allestree including a selection of primary schools, Allestree Woodlands secondary school, nearby recreational ground/cricket club, Allestree Park, a regular bus service into Derby city centre and shopping facilities at Park Farm and Blenheim Parade.

## Accommodation

### Ground Floor

#### Entrance Hall

13'7" x 6'8" (4.16 x 2.04)

Double glazed entrance door provides access into the hallway with staircase leading to the first floor.

#### Through Lounge/Dining Room

25'0" x 10'11" (7.63 x 3.35)

With feature stone fireplace with Cornish slate hearth and electric fire, tv point, double glazed window to the front and double glazed sliding door opening into the conservatory.



### **Conservatory**

9'9" x 5'10" (2.99 x 1.80)

Double glazed construction with views over the garden.



### **Kitchen**

10'9" x 8'2" (3.30 x 2.51)

With U-shaped granite effect preparation surfaces and tiled surround, inset sink unit, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate electric hob, built-in oven with grill, appliance space suitable for a fridge and slimline dishwasher, useful under-stairs storage cupboard, double glazed window to the rear and multipaned door to the breakfast room.



### **Breakfast Room**

10'6" x 7'3" (3.21 x 2.22)

With double glazed window and door.



### **First Floor**

#### **Landing**

Semi-galleried landing with access to loft space, airing cupboard and double glazed window to the side.



### **Bedroom One**

11'9" x 11'0" (3.59 x 3.36)

With built-in wardrobes and double glazed window to the front.



### **Bedroom Two**

10'10" x 9'5" (3.31 x 2.88)

With double glazed window to the rear.

### **Bedroom Three**

8'0" x 6'8" (2.46 x 2.04)

With double glazed window to the front.

### **Wet Room**

8'2" x 7'7" (2.49 x 2.32)

Fully wall tiled with low flush WC, vanity unit with wash handbasin and cupboard beneath, shower area with Mira shower, chrome towel radiator and two double glazed windows to the rear.

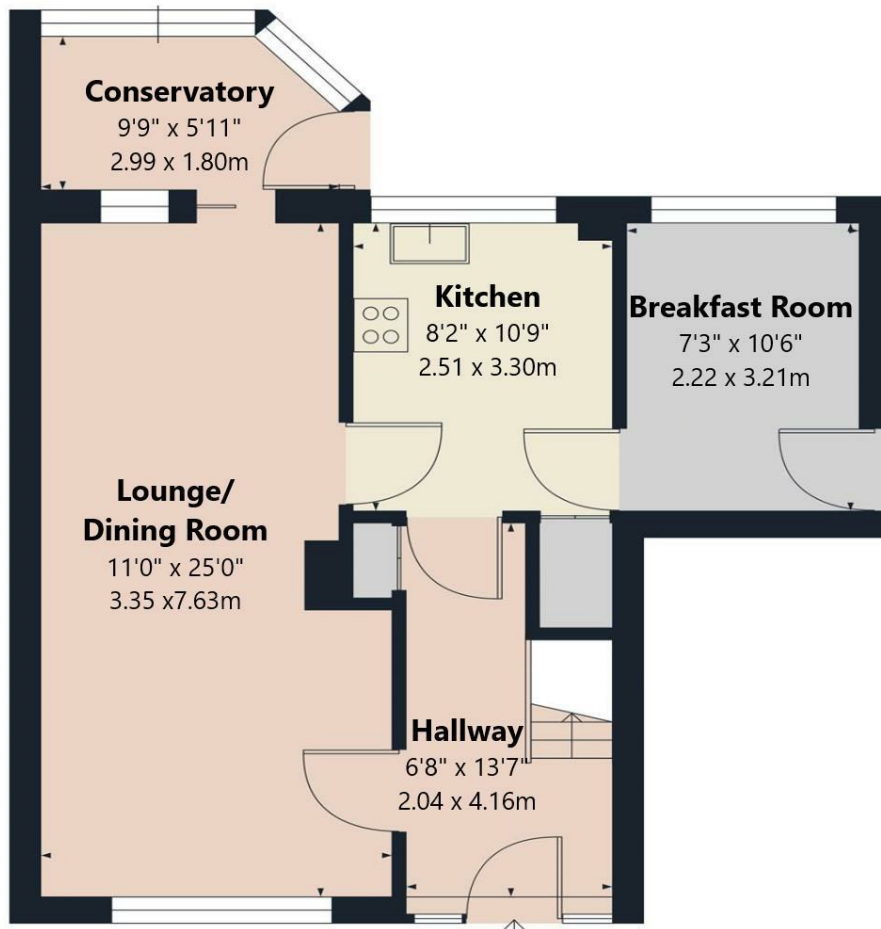


### **Outside**

To the front of the property are herbaceous beds with plants and shrubs and an adjacent driveway giving access to the attached single garage.

To the rear of the property is a south-facing garden with small lawn, patio and borders.





Floor 0

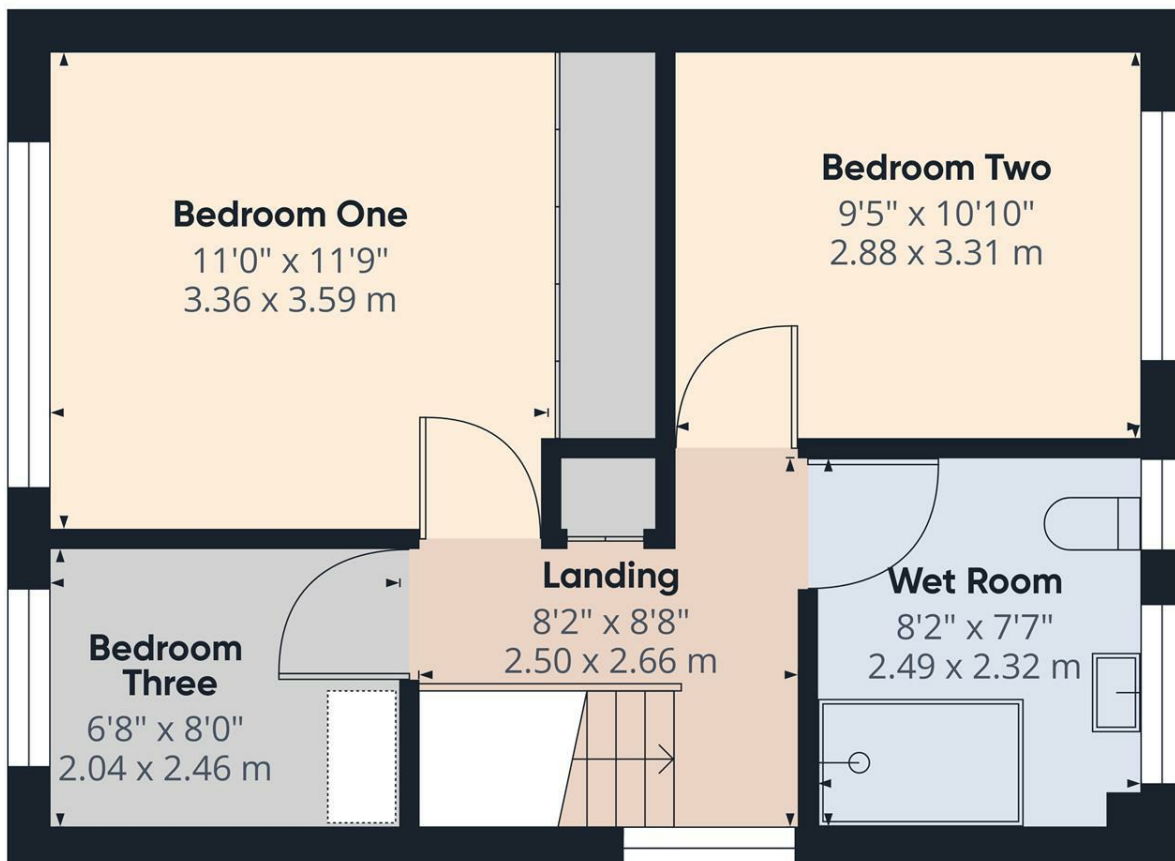
Approximate total area<sup>(1)</sup>  
574.15 ft<sup>2</sup>  
53.34 m<sup>2</sup>

(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<sup>(1)</sup>  
418.5 ft<sup>2</sup>  
38.88 m<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

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

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Council Tax Band: D  
Tenure: Freehold

