

Fletcher & Company

15 St. Agnes Avenue, Allestree, Derby, DE22 2GU

Offers Around £254,000

Freehold



- No Upper Chain
- Double Glazing & Gas Central Heating
- Good Sized Driveway
- Two Garages, Two Greenhouses & Extensive Garden
- Entrance Hall & Spacious Lounge/Dining Room
- Fitted Kitchen
- Two Conservatories
- Two Bedrooms & Bathroom





Summary

A well-positioned, two bedroom, detached bungalow occupying a larger than average plot a short distance from nearby shops.

This is a superbly positioned, two bedroom, detached bungalow occupying a very convenient spot a short walk from nearby shops. The property is tucked away in a quiet cul-de-sac and features fore-garden, extensive driveway down the side of the property leading to two garages and generous gardens to rear and side incorporating lawn, well-stocked borders, two greenhouses and a good degree of privacy. Internally the property is double glazed and gas central heated with entrance hall, spacious lounge/dining room, fitted kitchen, two conservatories, two bedrooms and bathroom.

F&C

The Location

The property is just a short distance from a nearby parade of shops on Blenheim Parade and also gives easy access to a regular bus service which runs round Allestree and into Derby City centre on a regular basis. The bus service also passes by Park Farm shopping centre which offers a further range of amenities. Within easy reach are the attractive Allestree Park, Markeaton Park and excellent transport links.

Accommodation

Kitchen

11'1" x 7'3" (3.39 x 2.23)

A double glazed entrance door provides access to kitchen with woodblock effect preparation surfaces extending to breakfast bar, tiled surrounds, inset stainless steel sink unit, fitted base cupboard and drawers, complimentary wall mounted cupboards, appliance spaces suitable for free standing gas cooker, washing machine and fridge freezer, central heating radiator, two useful cupboards one of which houses the gas fired boiler and double glazed window to front with pleasant aspect down St Agnes Avenue.



Lounge/Dining Room

15'10" x 11'10" (4.83 x 3.61)

With fireplace with granite surround and hearth, central heating radiator, decorative coving, dado rail, useful storage to chimney breast recess and double glazed window to side and front.



Inner Hallway

11'9" x 4'0" (3.60 x 1.23)

With central heating radiator, electric storage heater and access to loft space.

Conservatory

11'3" x 5'11" (3.43 x 1.81)

A brick based and UPVC double glazed construction with sliding patio doors to garden.



Bedroom One

11'10" x 8'8" (3.62 x 2.65)

With electric storage heater, central heating radiator and sliding double glazed door to conservatory.



Bedroom Two

11'9" x 8'11" (3.59 x 2.74)

With electric storage heater, central heating radiator, range of fitted wardrobes and drawers and double glazed window overlooking garden.



Bathroom

7'3" x 4'11" (2.23 x 1.51)

A white suite comprising low flush WC, panelled bath with Triton electric shower over, vanity unit with wash handbasin and cupboard beneath, central heating radiator and double glazed window to side.



Second Conservatory

9'4" x 7'3" (2.86 x 2.23)

A brick based and UPVC double glazed construction with double glazed French door to garden.

Outside

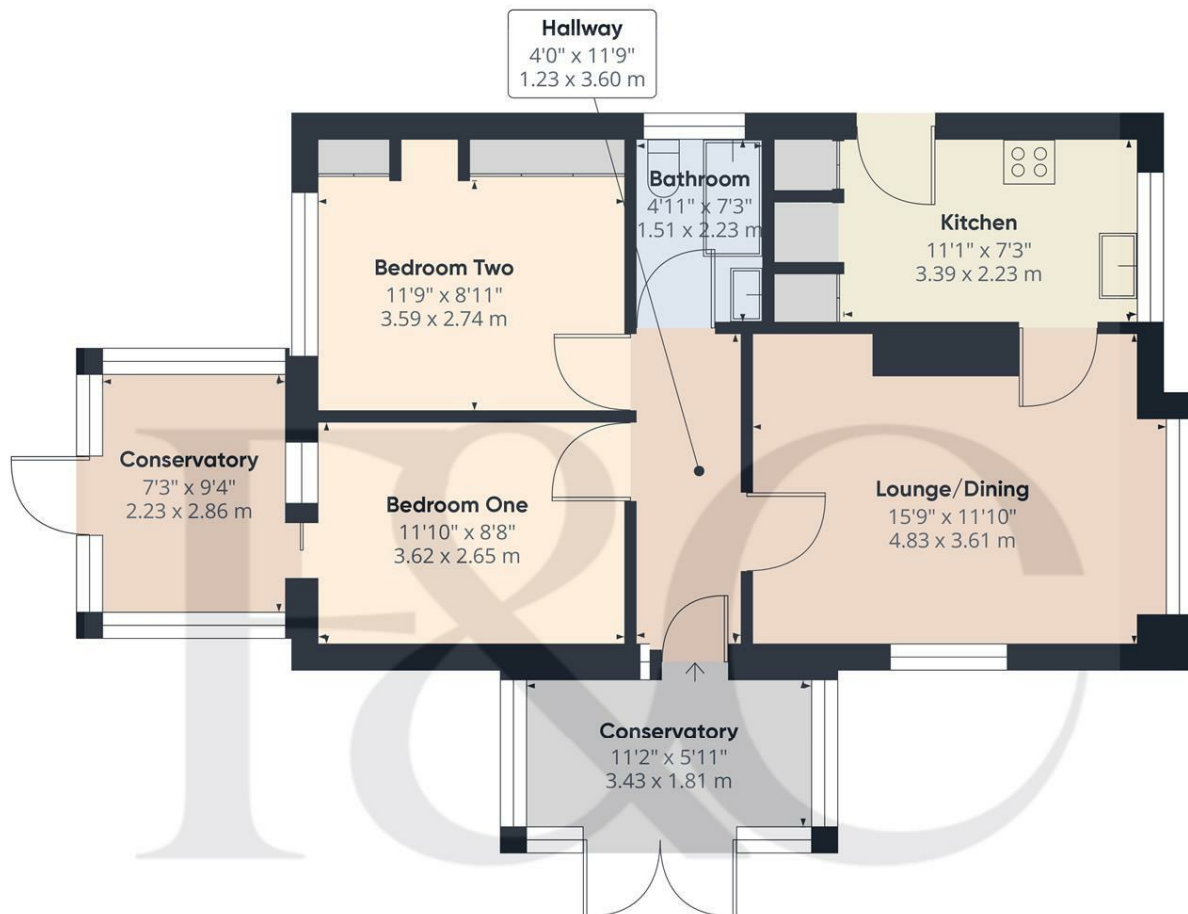
To the rear of the property is a very private garden with a pleasant easterly aspect featuring substantial patio just off the conservatory and stone edged borders containing plants and shrubs adjacent to the lawn, all enclosed by timber fencing.

This is a larger than average plot with a further large side garden featuring extended rockery/paving set over two levels with extremely well-stocked borders containing plants and shrubs and housing two aluminium framed greenhouses. The property also benefits from a longer than average tarmac driveway providing ample car standing for multiple vehicles and gives access to two separate detached garages.



Council Tax Band C





Approximate total area[®]
748.42 ft²
69.53 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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 	

Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

15 St. Agnes Avenue
Allestree
Derby
DE22 2GU

Council Tax Band: C
Tenure: Freehold

