

Fletcher & Company

36 Curzon Close, Allestree, Derby, DE22 2SX

Offers Over £300,000

Freehold



- No Upper Chain
- Recently Refurbished
- Double Glazing & Gas Central Heating
- Entrance Hall
- Fabulous Open Plan Living Kitchen with Utility Off
- Two Double Bedrooms
- Superbly Appointed Bathroom
- Private Rear Garden
- Extensive Driveway & Garage
- Viewing Highly Recommended





Summary

A superbly presented, recently refurbished, two double bedroom, bay fronted, detached bungalow.

This is an excellent opportunity to acquire a particularly well-presented and superbly refurbished, two double bedroom, traditional, bay fronted detached bungalow. The property occupies a quiet residential location in the popular suburb of Allestree and is sold with the benefit of no upper chain. The bungalow is double glazed and gas central heated with spacious entrance hall, fabulous L-shaped living space with lounge/dining area and newly fitted kitchen with integrated appliances, utility room off, two double bedrooms and a good sized bathroom. There is a good sized driveway to the front and side and single garage. The property has a private rear garden with views towards Kedleston Hall.

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The Location

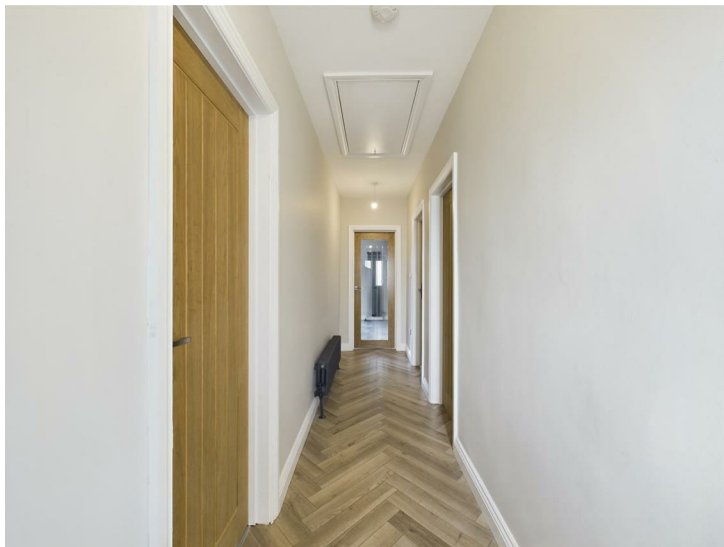
Allestree is a very popular suburb located north of Derby City centre. It offers an excellent range of amenities including Park Farm shopping centre, shops along Blenheim Parade, excellent schooling with two reputable primary schools and Woodlands secondary school. A regular bus service runs into Derby City centre and pleasant open countryside is easily accessible offering some delightfully walks. The property is also within easy reach of Markeaton Park and Darley Park.

Accommodation

Spacious Hallway

16'11" x 3'6" (5.18 x 1.07)

A panelled and double glazed entrance door provides access to entrance hallway with period style central heating radiator, herringbone patterned wood effect flooring, access to loft space and stylish glazed door to open plan living space.



Fabulous L-Shaped Open Plan Living Space

24'2" x 9'9" x 9'1" x 8'7" (7.39 x 2.99 x 2.78 x 2.62)



Lounge Area

Incorporating spacious lounge area with central heating radiator, herringbone patterned wood effect flooring throughout and double glazed window to side elevation.



Dining Area

With TV aerial point, double glazed bifold doors to garden, double glazed window to side with far reaching views in the distance towards Kedleston Hall and stylish floor to ceiling contemporary style radiator.



Kitchen Area

Featuring an L-shaped marble preparation surface with matching upstand and windows sill, inset Franke stainless steel sink unit with mixer tap stylish range of fitted base cupboards and drawers, complimentary wall mounted cupboards, four plate induction hob with extractor hood over, adjacent fan assisted electric oven with grill, microwave, integrated fridge freezer and dishwasher, recessed ceiling spotlighting and double glazed windows to rear and side.



Utility Room

7'10" x 6'8" (2.40 x 2.04)

With woodblock effect worktop and appliance space beneath suitable for washing machine and tumble dryer, double glazed window to side and panelled and double glazed door to rear garden and side driveway.



Bedroom One

13'0" x 10'0" (3.97 x 3.05)

With central heating radiator and double glazed window to front.



Bedroom Two

11'11" x 10'0" (3.65 x 3.07)

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



Bathroom

9'6" x 6'9" (2.90 x 2.07)

Stylish partly tiled bathroom with low flush WC, vanity unit with wash handbasin and drawer beneath, bath with rain head shower over and ladder style radiator.

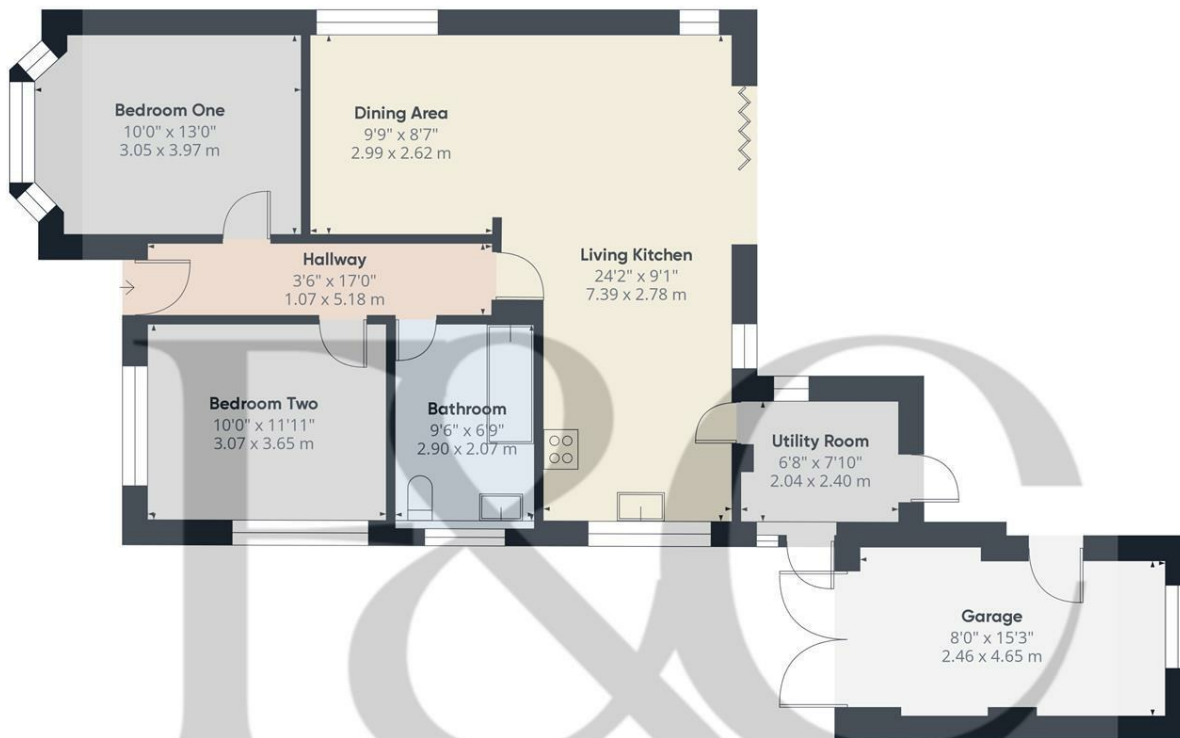


Outside

The property occupies a quiet location on this popular residential street, set back behind a herbaceous border with adjacent, gravelled driveway providing off-road parking to front. A further extended, concrete driveway down the side of the property leads to a single garage.



Council Tax Band D



Approximate total area⁽¹⁾
907.73 ft²
84.33 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		
(81-91) B		
(69-80) C		
(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	

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Council Tax Band: D
Tenure: Freehold

