

# Fletcher & Company

20A Farnway, Allestree, Derby, DE22 2BP

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Offers Around £349,950

Freehold

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- Beautiful Chalet Style Detached Home
- Stylishly Presented
- Peaceful Residential Location - Excellent Amenities
- Lounge
- Fitted Kitchen/Dining Room
- Two Bedrooms & Two Bathrooms
- Private Gardens
- Driveway
- Superbly Appointed Throughout
- Close To Park Farm Shopping Centre





## Summary

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Recently constructed, high specification, two bedroom, chalet style modern detached residence in a quiet location in Allestree.

This is a rare opportunity to acquire a particularly well finished, recently constructed, two bedroom, detached residence occupying a particularly pleasant, quiet residential location on Farnway in Allestree.

The property has been designed and built to a high standard and features double glazing, gas central heating, entrance hall, lounge, high specification integrated breakfast kitchen, ground floor bedroom and well appointed bathroom. The first floor landing leads to a master bedroom with en-suite shower room. A cabled network system provides secure, internet connectivity to hardwired devices throughout the home. The garden benefits from a good sized driveway, a pleasant well-established fore-garden and a small rear garden.

The property benefits from a comprehensive, integrated security and network system. This includes a Pyronix burglar alarm, Hikvision CCTV and intercom access control gates.

# F&C



### **The Location**

Of particular note is the property's close proximity to Park Farm shopping centre which offers an excellent range of amenities, including shops, restaurants and bars as well as Lawn Primary school and Derby University. The property also gives easy access to Markeaton and Darley park as well as Derby city centre. There is also a regular bus service which runs though Allestree regularly into Derby.

### **Accommodation**

#### **Ground Floor**

##### **Entrance Hall**

With stylish wood effect flooring, central heating radiator, recessed ceiling spotlighting, staircase to first floor with understairs cupboard and double glazed window to side.



## Lounge

With central heating radiator, stylish wood effect floor covering, recessed ceiling spotlighting and double glazed window to front.



### High Specification Integrated Breakfast Kitchen

With dining area having central heating radiator, recessed ceiling spotlighting and double glazed window to side. The kitchen area features quartz preparation surfaces with matching upstand, further tile surround, inset sink unit with mixer tap, integrated oven with grill, stylish base units and complimentary wall mounted units with mood lighting, inset induction hob with extractor hood over, integrated full height fridge, full height freezer, dishwasher and washing machine. Continuation of wood effect floor covering, double glazed window to side and double glazed door to the rear courtyard.



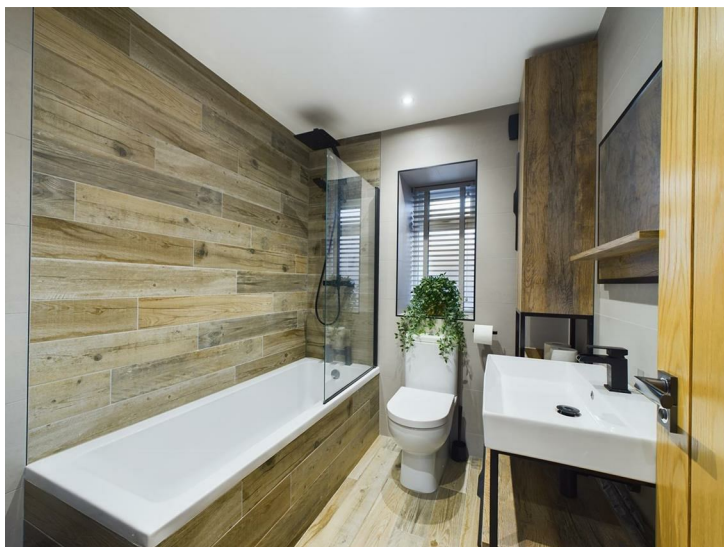
### Bedroom One

With central heating radiator, recessed ceiling spotlighting, wood effect floor covering and double glazed window to side.



### **Bathroom**

Superbly appointed with a white suite comprising low flush WC, vanity unit wash hand basin, panelled bath with shower over, central heating radiator, recessed ceiling spotlighting and double glazed window to rear.



### **First Floor Landing**

With useful storage cupboard ideal for housing a tumble dryer.

### **Double Bedroom**

With central heating radiator, recessed ceiling spotlighting and double glazed window to front.





### **En-Suite Shower Room**

With a white suite comprising a low flush WC, vanity unit wash handbasin with cupboard beneath, shower cubicle and double glazed window to side.

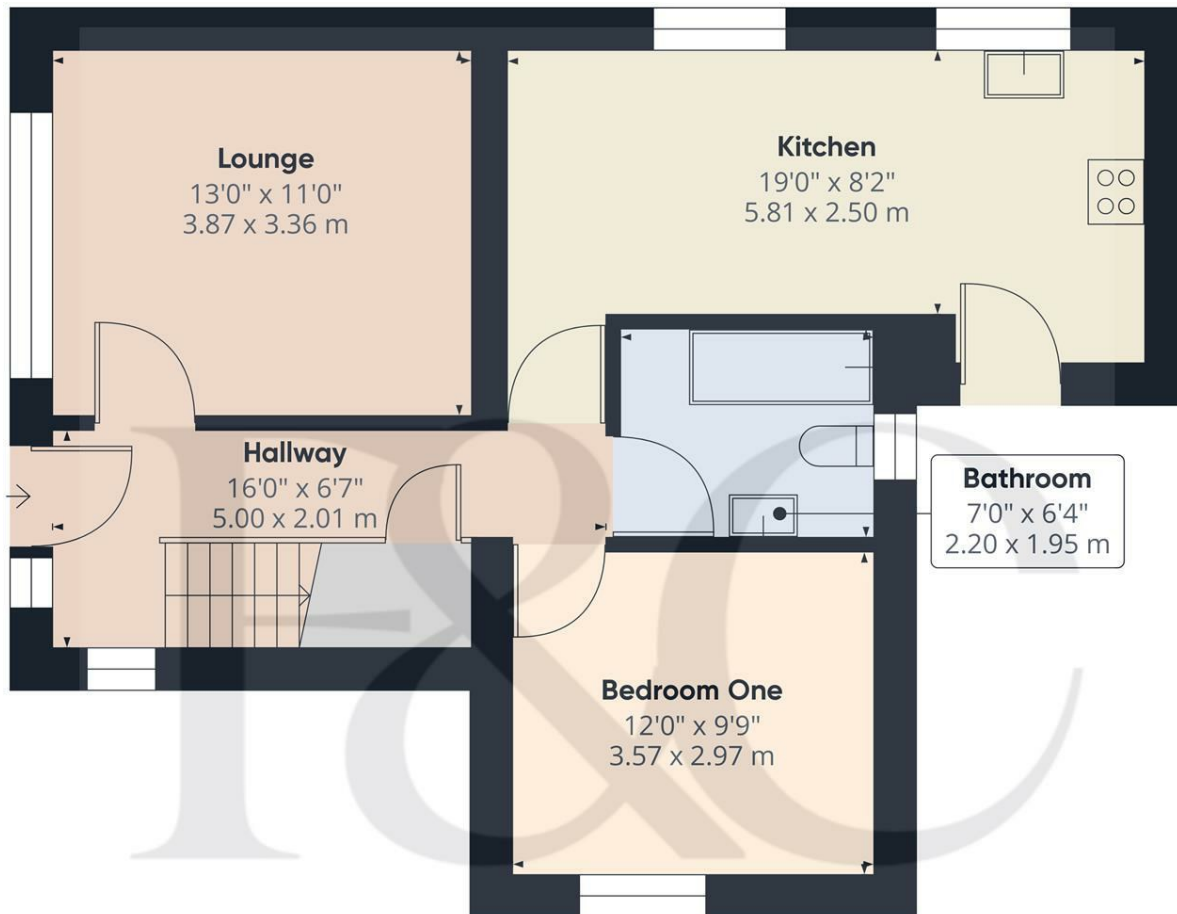


### **Outside**

The property benefits from a good sized driveway with secure, remote gates with video entry system. This leads through to a fore-garden which is extremely well established already, featuring a good sized lawn, terrace/patio, well stocked borders and dense laurel hedging offering a high degree of privacy. Access down the side of the property gives further storage.

To the rear of the property, off the kitchen, is a small courtyard with covered barbecuing area and secure gate to the driveway.

### **Council Tax Band D**



Floor 0

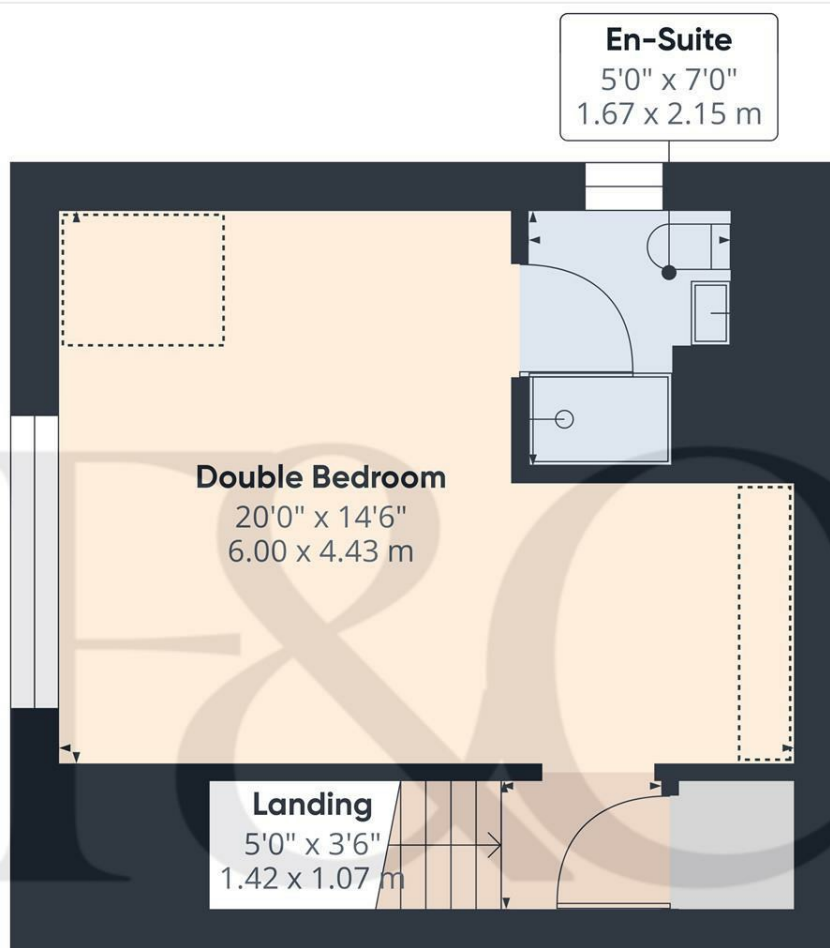
Approximate total area<sup>(1)</sup>

577.59 ft<sup>2</sup>  
53.66 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.

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Floor 1

Approximate total area<sup>(1)</sup>

296.12 ft<sup>2</sup>  
27.51 m<sup>2</sup>

Reduced headroom

25.08 ft<sup>2</sup>  
2.33 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</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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20A Farnway  
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Council Tax Band: D  
Tenure: Freehold

