



4 Bed House - Detached

6 Lambley Drive, Allestree, Derby DE22 2TH

Offers Around £525,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Immaculate Detached Home
- Set Well Back – Private Position
- Lounge with Feature Fireplace
- Superb Living Kitchen/Dining Room with Built-In Appliances
- Feature Garden Room
- Utility Room & Cloakroom
- Four Bedrooms
- En-Suite & Family Bathroom
- Delightful Private Garden
- Large Driveway & Double Garage

IMMACULATELY PRESENTED DETACHED HOME – A truly superb four bedroom detached home with double garage set in a pleasant cul-de-sac, just off Kedleston Road within popular Allestree.

The property is nicely set back from the pavement edge in a private position behind a large sweeping tarmac driveway and deep fore-garden with a varied selection of flowers and plants.

The gas central heated and double glazed living accommodation briefly consists on the ground floor; storm porch, entrance hall with staircase leading to first floor, cloakroom with WC, lounge with feature fireplace, superb living fitted kitchen/dining room with built in appliances, utility room and feature garden room with French doors. The first floor landing leads to four bedrooms, fitted en-suite and fitted four-piece family bathroom.

To the rear of the property is a delightful, private enclosed rear garden laid to lawn with a varied selection of flowerbeds, plants, productive vegetable garden and greenhouse.

The property benefits from a double integral garage with power and lighting.

The Location

Allestree is a very popular residential suburb of Derby, approximately three miles from the city centre and provides an excellent range of local amenities including the noted Park Farm shopping centre, excellent local schools at both primary and secondary level and regular bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park, Markeaton Park and Kedleston Golf Course. Transport links are close by with fast access onto the A38, A50 and M1 motorway.

Accommodation

Ground Floor

Storm Porch

With quarry tiled flooring, outside light and panelled door giving access to entrance hall.



Entrance Hall

14'1" x 2'10" (4.30 x 0.88)

With inset doormat, radiator, coving to ceiling, dado rail, staircase leading to first floor with attractive balustrade and panelled door giving access to cloakroom.

Cloakroom

5'4" x 2'4" (1.63 x 0.72)

With low level WC, corner washbasin with tiled splashback, heated chrome towel rail/radiator, extractor fan and spotlights to ceiling.

Lounge

16'6" x 11'8" (5.04 x 3.58)

With feature fireplace with electric fire, coving to ceiling, two radiators, bay window incorporating three sealed unit double glazed windows all having leaded finish with pleasant aspect to front, internal glazed doors opening into superb living kitchen/dining room and internal panelled door with chrome fittings.



Living Kitchen/Dining Room

26'1" x 9'4" (7.97 x 2.86)



Dining Area

With coving to ceiling, spotlights to ceiling, internal double opening glazed doors opening into lounge, feature internal double glazed bi-folding doors opening into garden room, fitted breakfast bar, radiator and open square archway leading into kitchen area.



Kitchen Area

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with attractive matching worktops, built-in five ring gas hob with stainless steel extractor hood over, glass splashback, built-in double electric fan assisted oven, integrated fridge/freezer, integrated dishwasher, kickboard heater, coving to ceiling, spotlights to ceiling, half glazed internal door opening into entrance hall, sealed unit double glazed window with leaded finish overlooking private rear garden with tiled sill, concealed worktop lights, continuation of the matching worktops forming a useful breakfast bar area, open square archway leading into dining area and internal panelled door giving access to utility room.



Garden Room

11'0" x 8'11" (3.37 x 2.73)

With feature vaulted ceilings with spotlights to ceiling incorporating skylight window, radiator, double glazed windows with pleasant aspect over private rear garden and double glazed French doors opening onto the garden.



Utility Room

8'7" x 7'8" (2.64 x 2.34)

With single stainless steel sink unit with mixer tap, fitted storage cupboards with matching worktops, concealed central heating boiler, plumbing for automatic washing machine, space for tumble dryer, radiator, sealed unit double glazed leaded window overlooking private rear garden, half glazed side access door and internal panelled door giving access to double garage.



First Floor

Landing

9'0" x 2'10" (2.75 x 0.88)

With coving to ceiling, access to roof space, built-in airing cupboard with shelf, electric heater and additional built-in storage cupboard over the staircase.

Bedroom One

15'2" x 12'0" (4.63 x 3.68)

With a good range of fitted bedroom furniture including wardrobes, dressing table, chest of drawers and bedside cabinets, radiator, coving to ceiling, bay window incorporating three sealed unit double glazed windows all having leaded finish with pleasant aspect to front and internal panelled door.



En-Suite

5'6" x 5'6" (1.70 x 1.68)

With separate shower cubicle with Mira chrome shower, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, wall mounted mirrored medicine cabinet, fully tiled walls, shaver point, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, sealed unit double glazed obscure leaded window and internal panelled door.



Bedroom Two

11'0" x 10'9" (3.36 x 3.28)

With radiator, sealed unit double glazed window with leaded finish overlooking rear garden and internal panelled door.



Bedroom Three

11'1" x 8'8" (3.38 x 2.66)

With radiator, sealed unit double glazed window with leaded finish overlooking rear garden and internal panelled door.



Bedroom Four

12'4" x 8'0" (3.78 x 2.44)

With radiator, sealed unit double glazed window with leaded finish and pleasant aspect to front and internal panelled door.



Family Bathroom

7'10" x 5'11" (2.40 x 1.82)

With bath with chrome fittings, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, separate corner shower cubicle with chrome fittings including shower, fully tiled walls, spotlights to ceiling, extractor fan, shaver point, heated chrome towel rail/radiator, sealed unit double glazed obscure leaded window with tiled sill to rear and internal panelled door.



Front Garden

The property is set well back from the pavement edge behind a deep lawned fore-garden with a varied selection of flowerbeds.



Side Access

There is a secure side access door with paved pathway leading to the private rear garden also offering space for storing wheelie bins.

Rear Garden

Being of a major asset and sale to this particular property is its well stocked, private, sunny, manageable garden enjoying shaped lawns, a varied selection of shrubs, plants, seating area, productive vegetable garden area and greenhouse (included in the sale).



Driveway

A sweeping tarmac driveway with turning space provides car standing spaces for approximately four/five cars.

Double Garage

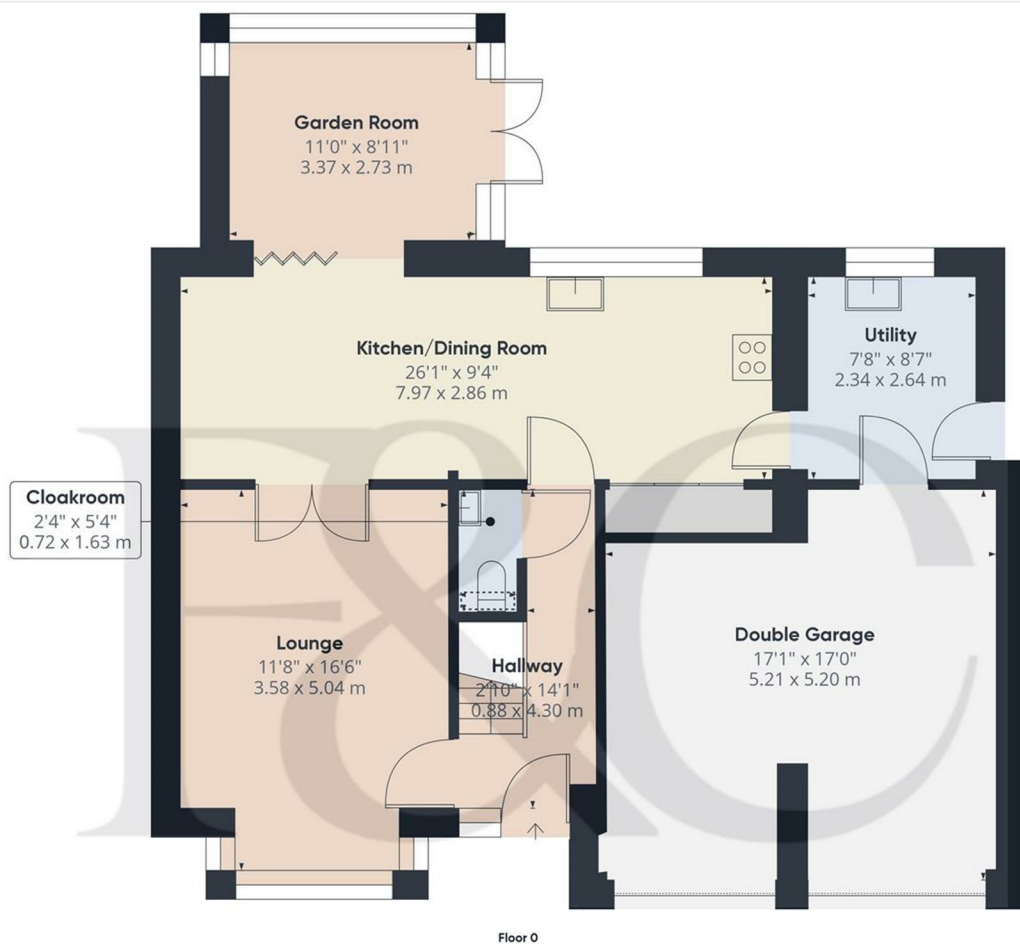
17'1" x 17'0" (5.21 x 5.20)

With concrete floor, power and lighting, two matching up and over front doors and internal door giving access to property.



Council Tax Band - F

Derby City



Approximate total area⁽¹⁾
993.82 ft²
92.33 m²

Reduced headroom
1.85 ft²
0.17 m²

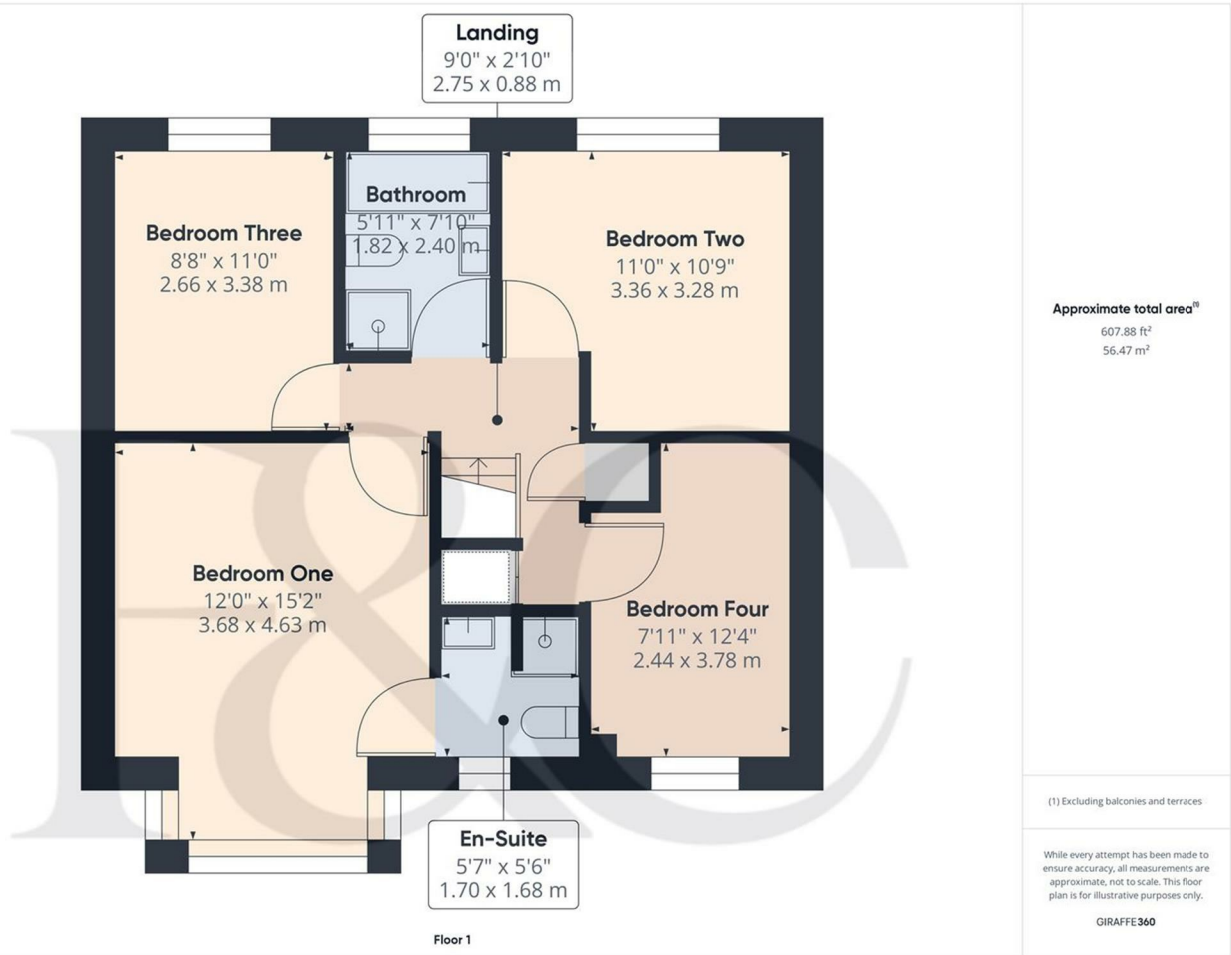
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

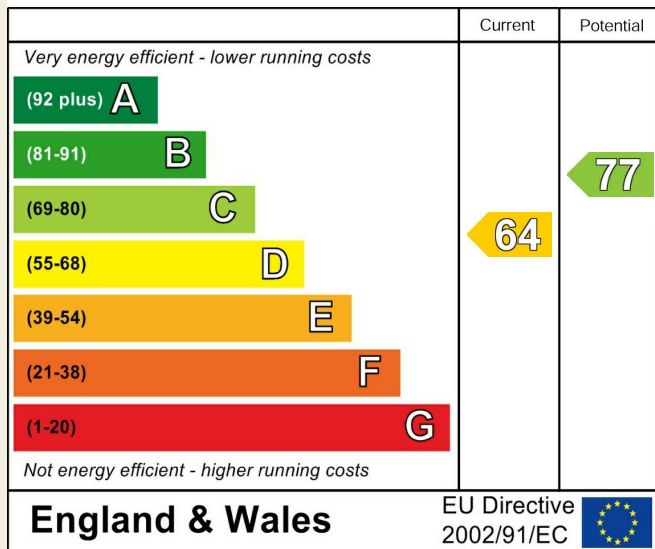
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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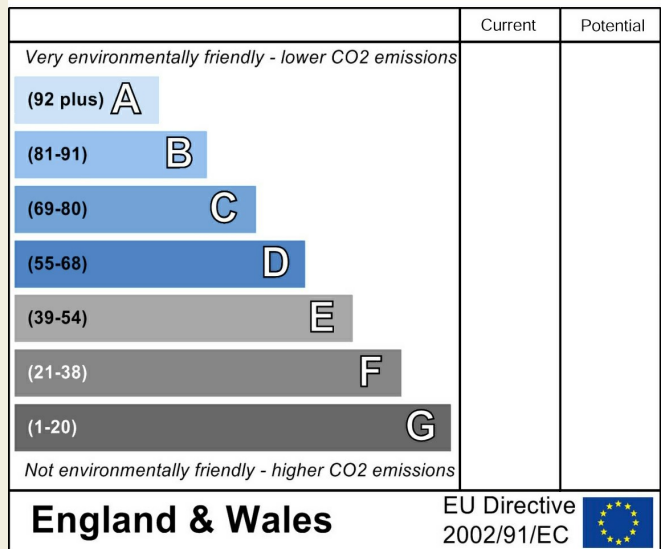
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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