

Fletcher & Company

31 Scarsdale Avenue, Allestree, DE22 2LA

Offers Around £795,000

Freehold



- A Skillfully Extended And Modernised Family Home
- Versatile And Flexible Accommodation Throughout
- Entrance Hall And Cloakroom/WC
- Open Plan 'L' Shaped Living Room/Dining Room/Kitchen
- Lounge And Sitting Room/Bedroom Five
- Five/Six Bedrooms (Three With En Suite) And Additional Shower Room
- Off Road Parking For Numerous vehicles
- Delightful, Enclosed Rear Garden With Patios
- Located In The Heart Of Allestree Close To All Local Amenities
- Convenient For A6, A38, A50, M1 And Rail Links To London St Pancras





Summary

Nestled on the tranquil Scarsdale Avenue in Allestree, this exceptional detached bungalow offers a unique blend of spacious living and modern convenience. It has been skilfully extended by the current owner to provide flexible, versatile accommodation ideal for families, those working from home or those requiring space and accommodation for additional family members.

The accommodation comprises an 'L' shaped sitting room/dining room and kitchen with bi folding doors opening to the rear garden and patio. There is a lounge, living room/reading room and five/six bedrooms (the fifth bedroom having previously been a Living Room). Three bedrooms have En Suite facilities and there is an additional cloakroom, a separate shower room and a laundry/utility room..

With parking available for numerous vehicles and a delightful, enclosed rear garden with patios and lawn, ideal for entertaining.

Set on a private and secluded plot in the heart of Allestree and close to all local amenities, the property ensures a peaceful environment while still being conveniently located for easy access to Derby City Centre and major road connections, including the A6 and A38. The house is well placed for access to Derby train station which links directly with London St Pancras and other major cities.

This bungalow not only offers comfort and style but also practicality. The individually designed layout enhances the sense of space and light throughout the home, creating an inviting atmosphere that is sure to impress.

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The Location

Accommodation

Entrance Hall

18'2" x 5'7" (5.56 x 1.72)

Having a composite entrance door, a UPVC double glazed bay window to the front, a central heating radiator and feature quality luxury vinyl floor with a woodgrain effect finish.



Open Plan Living/Dining Kitchen

24'4" x 13'11" (overall max measurements) (7.42 x 4.25 (overall max measurements))

An 'L' shaped room which combines a sitting room, dining area and kitchen with almost full width bi folding doors providing views of and opening to the rear garden and patio. The sitting and dining areas have a wood grain effect luxury vinyl floor extending throughout, central heating radiators and a UPVC double glazed window to the side elevation. Having inset spotlighting to the ceiling.

The kitchen is comprehensively fitted with a range of modern, high gloss, base cupboards, drawers eyelevel units with a granite worksurface over incorporating a one and a half bowl sink with mixer tap. Appliances include a dual fuel range cooker with double oven, grill and gas hob, a stainless steel extractor hood with light, a dishwasher and there is space for an American style fridge/ freezer. Having an additional larder/crockery full height, built in cupboard, inset spotlighting and a feature tiled floor.

Lounge

13'11" x 11'4" (4.25 x 3.46)

Having central heating radiator and a UPVC double glazed bay window to the front.

Laundry Room/Rear Hallway

15'8" x 13'2" x 5'2" x 3'6" (4.80 x 4.02 x 1.59 x 1.09)

Comprehensively fitted with a range of modern base cupboards, eyelevel units and full height storage cupboards with a complementary rolltop worksurface over incorporating a stainless steel sink/ drainer unit with mixer tap. There is tiling to the splashback areas, plumbing for an automatic washing machine, space for tumble dryer and inset spotlighting. Having wood grain effect modern flooring, a door providing access to the side and there are two central heating radiators.

Cloakroom/WC

4'6" x 3'5" (1.38 x 1.05)

Appointed with a two-piece white suite comprising a wall mounted wash handbasin and a low flush WC with half tiling to the walls, a central heating radiator, extractor fan and a wood grain affect floor.

Shower Room

5'6" x 4'9" (1.70 x 1.45)

Appointed with a three-piece white suite comprising a corner shower cubicle with glass shower doors and shower over, a low flush WC and vanity wash handbasin with useful drawers beneath. Having full modern tiling to the walls, a wall mounted chrome heated towel rail, an extractor fan and inset spotlighting.

Bedroom Six/Office

9'10" x 9'3" (3.01 x 2.82)

With a central heating radiator and a UPVC double glazed window to the side.

Living Room

12'10" x 8'5" (3.92 x 2.59)

An open sitting area having a wood grain affect floor and UPVC double glazed French doors provide access to the front.

Bedroom Five/Second Sitting Room

15'3" x 11'7" (4.66 x 3.55)

Formerly used as a Sitting Room and having UPVC double glazed windows to the front and a central heating radiator.

Bedroom One

16'2" x 11'7" (4.94 x 3.55)

With a range of fitted wardrobes providing excellent hanging and storage space, a central heating radiator and a UPVC double glazed window.

En Suite

6'2" x 4'0" (1.90 x 1.22)

Appointed with a three-piece modern white suite comprising a double walk in shower area with glass shower screen and mains fed rainfall shower over, a low flush WC and pedestal wash handbasin. Having full modern tiling to the walls and floor, a wall mounted chrome heated towel rail, an extractor fan and inset spotlighting.

Bedroom Two

12'4" x 10'7" (3.78 x 3.24)

With a built in store cupboard, a radiator and a UPVC double glazed window.

En Suite Bathroom

6'8" x 4'9" (2.04 x 1.46)

Appointed with a three-piece modern white suite comprising a bath with shower over and glass shower screen, a low flush WC and pedestal wash handbasin. Having full modern tiling to the walls and floor, a wall mounted chrome heated towel rail, an extractor fan and inset spotlighting.

Bedroom Three

11'9" x 11'2" (3.59 x 3.42)

With a central heating radiator and two UPVC double glazed windows to the front.

Jack And Jill En Suite

11'1" x 3'6" (3.40 x 1.08)

Appointed with a three-piece modern white suite comprising a double walk in shower area with glass shower screen and mains fed rainfall shower over, a low flush WC and vanity wash hand basin with useful drawers beneath. Having full modern tiling to the walls and floor, a wall mounted chrome heated towel rail, an extractor fan and inset spotlighting. there is a wall mounted mirror. The ensuite is accessed via Bedroom Three and Four.

Bedroom Four

12'7" x 9'5" (3.84 x 2.88)

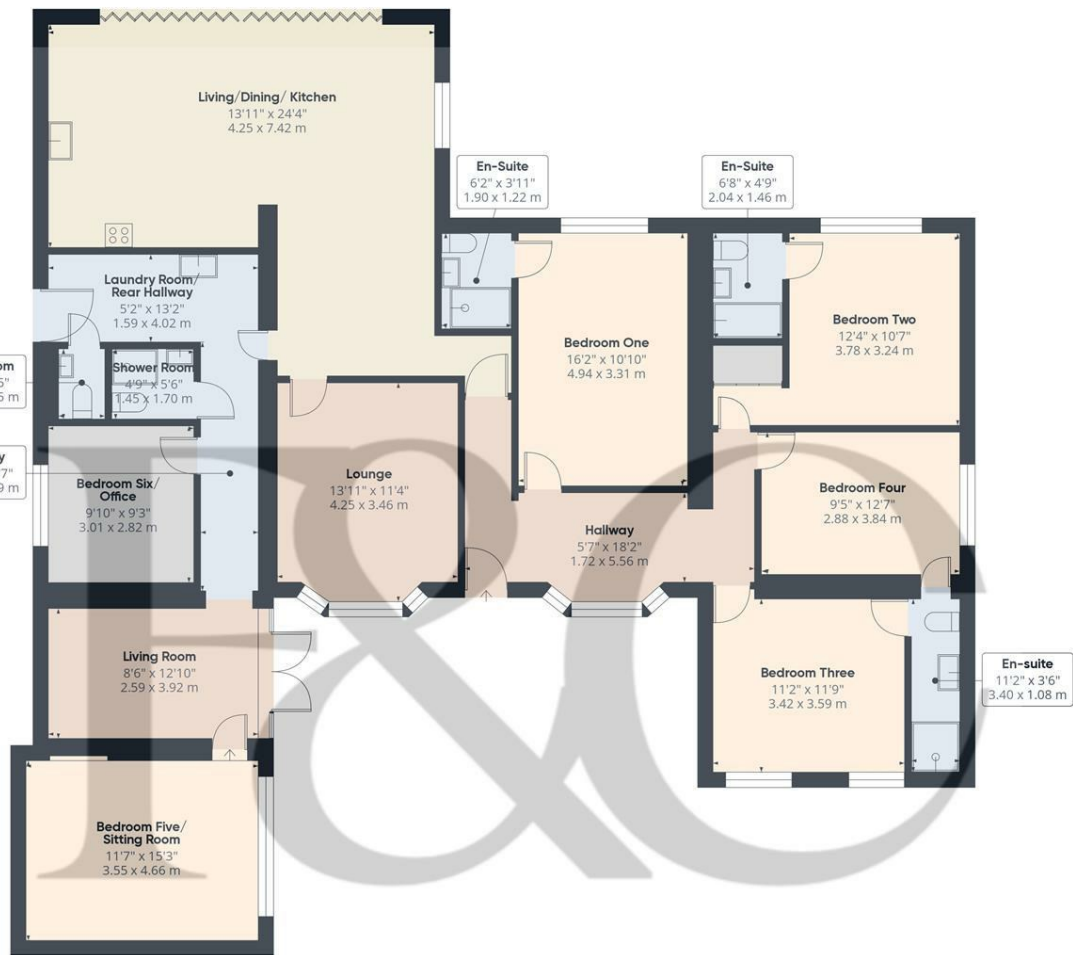
With a UPVC double glazed window and a central heating radiator.

Outside

The property is approached via a driveway shared only with one additional property and leads to a frontage which provides parking for numerous vehicles both to the front and side.

To the side of the driveway are raised timber planters which are well stocked with a variety of shrubs and flowering plants. Having outside lighting and a shed providing storage space. A path and gate to the side of the house provides access to the rear garden. The rear garden briefly comprises an extensive paved patio on two level levels and a timber gazebo, all perfect for Al fresco living/entertaining. Beyond is a lawned garden with Buxus hedge to part of the surround and a variety of trees, shrubs and flowering plants to the borders. There is a raised deck with summer house.

Council Tax Band E



Approximate total area⁽¹⁾

1984.97 ft²
184.41 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(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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31 Scarsdale Avenue
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Council Tax Band: E
Tenure: Freehold

