

# Fletcher & Company

4 Scarsdale Avenue, Allestree, Derby, Derbyshire, DE22  
2JZ

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Offers In The Region Of £450,000  
Freehold

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- Extended Four / Five Bedroom Semi-Detached
- Spacious Accommodation
- Large Open Plan Dining Kitchen
- Utility Room
- Fitted Guest Cloakroom
- Quiet Cul-De-Sac Location
- Detached Outbuilding - Ideal for Home Office/Gym
- Large Well-Established Rear Garden
- Requires Some Cosmetic Improvement
- Driveway & Carport







## Summary

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This is a substantially extended, four/five bedroom, semi-detached residence in a sought after location in Allestree.

This is a comprehensively extended, semi-detached residence occupying a quiet cul-de-sac location in Allestree. The property is set back behind a driveway with carport and to the rear features a large, mainly lawn garden with detached outbuilding (currently converted for use as a home office which would also make an ideal space for a gym).

Internally the property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, large open plan living space with two lounge areas, dining area, fitted kitchen and utility off. The first floor accommodation leads to four bedrooms plus a nursery and a bathroom.

# F&C

## The Location

Allestree is a very popular suburb of Derby with an excellent range of amenities, including two highly regarded primary schools, Woodlands secondary school, Park Farm shopping centre, further shops on Blenheim Parade and a regular bus service into Derby City centre. There is also easy access to Darley Park, Allestree Park and Markeaton Park.

## Accommodation

### Ground Floor

#### Entrance Hall

14'5" x 6'5" (4.40 x 1.97)

A panelled and stained glass entrance door provides access to hallway with central heating radiator, understairs storage cupboard and double glazed window to front.

#### Fabulous, Large, Heavily Extended Open Plan Living

27'5" x 16'11" (8.38 x 5.16)



### **Lounge Area**

11'4" x 11'3" (3.46 x 3.45)

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



### **Dining Area**

With two central heating radiators.



### **Kitchen**

Comprising granite effect worktops, matching island with breakfast bar, gloss finish base cupboards and drawers, complementary wall mounted cupboards, inset one and a quarter sink unit with mixer tap, built-in Bosch induction hob with glass splashback and extractor hood over, double oven, integrated dishwasher and fridge freezer.





### **Second Lounge Area**

Having a central heating radiator, feature high ceiling, recessed ceiling spotlighting, two double glazed Velux windows, double glazed French doors providing access to the garden and door to utility.



### **Utility**

14'7" x 6'0" (4.47 x 1.83)

Featuring granite effect worktop, stainless steel sink unit, spaces suitable for washing machine and tumble dryer, freezer, wall mounted Worcester boiler, recessed ceiling spotlighting, two central heating radiators, double glazed window with matching door to side and door to fitted guest cloakroom.

### **Fitted Guest Cloakroom**

5'11" x 3'2" (1.82 x 0.99)

Appointed with a low flush WC, wash handbasin, central heating radiator and double glazed window to front.

### **First Floor Landing**

7'10" x 3'6" (2.41 x 1.07)

With access to loft space.

### Bedroom One

12'0" x 11'6" (3.67 x 3.51)

Having a central heating radiator and double glazed window to rear.



### Bedroom Two

11'7" x 11'4" (3.55 x 3.46)

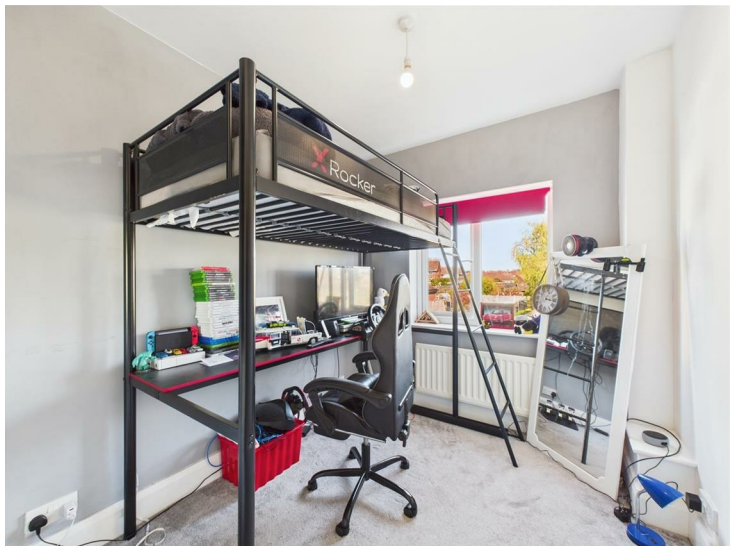
With central heating radiator and double glazed window to front.



### Bedroom Three

10'5" x 7'3" (3.18 x 2.23)

Having a central heating radiator, storage and double glazed window to rear.



#### **Bedroom Four**

8'9" x 7'4" (2.67 x 2.24)

With central heating radiator and double glazed window to front.



#### **Nursery/Bedroom Five**

6'5" x 6'3" (1.96 x 1.93)

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

#### **Bathroom**

8'9" x 6'5" (2.68 x 1.97)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin, panelled bath, central heating radiator, airing cupboard and double glazed window.





## Outside

To the rear of the property is a substantial garden with extensive lawn bounded by hedging, mature trees and timber fencing. There is also a detached, brick built outbuilding which would be an ideal home office or gym. A wrought iron gate provides side access.

To the front of the property there is a double width driveway plus carport.





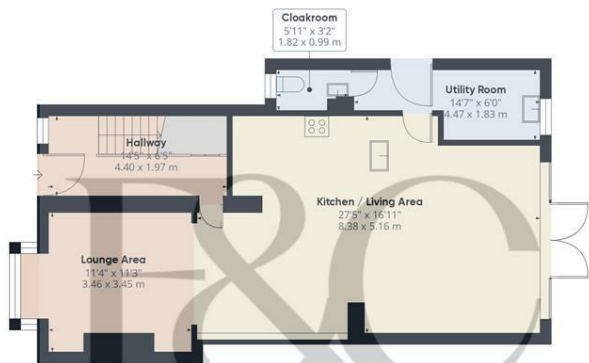
## Outbuilding

17'10" x 9'2" (5.45 x 2.81)

An ideal home office or gym space complete with power, lighting, double glazed windows and French doors.



Council Tax Band D



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>1</sup>

2819.08 ft<sup>2</sup>  
261.9 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.

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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4 Scarsdale Avenue  
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Council Tax Band: D  
Tenure: Freehold



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</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	