

Fletcher & Company

324 Kedleston Road, Derby, DE22 2TE

£595,000

Freehold



- Ideal Family Home
- Beautiful Private Rear Garden
- Good Size Driveway & Garage
- Well-Appointed Throughout
- Fabulous Open Plan Living Kitchen
- Four Double Bedrooms & Two Bathrooms
- Highly Convenient Location
- Close to Beautiful Markeaton Park
- Easy Access to Transport Links
- Viewing Essential





Summary

A most impressive, comprehensively extended, four double bedroom, detached residence occupying a fabulous location off Kedleston Road opposite Markeaton park.

This is a rare and exciting opportunity to acquire a completely redeveloped and extended, traditional, detached residence occupying a particularly convenient and sought-after location off Kedleston Road. The property has undergone a full schedule of improvement including a large extension and benefits from double glazing and gas central heated accommodation with some underfloor heating to kitchen and bathrooms. The property comprises porch, large entrance hall/study area, light and airy lounge and fabulous open plan living kitchen to rear. The first floor landing leads to four genuine double bedrooms, two with feature high ceilings and Juliet balconies overlooking the rear garden, a large well-appointed bathroom with four piece suite and separate shower room.

Of particular appeal is the property's plot and position just off Kedleston Road on a service road, thus providing views to front over a large grass verge with mature trees and Markeaton park in the distance. To the rear is a stunning, extremely well-stocked garden offering a high degree of privacy with a truly varied selection of plants, trees and shrubs. To the lower level is an extensive terrace entertaining area, the midsection features lawn and beyond this there is a food growers delight with vegetable plot, raised beds, fruit trees and timber shed.

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The Location

The property's location gives swift and easy travel into Derby City centre with a full range of amenities. Allestree is a very popular suburb noted for Park Farm shopping centre, two reputable primary schools (Lawn and Portway), Woodlands secondary school, Derby university and the aforementioned Markeaton park with children's play area, craft village, tennis courts, basketball courts and lake. The property also gives easy access to excellent nearby transport links, Derby City train station and Pride Park.

Accommodation

Ground Floor

Porch

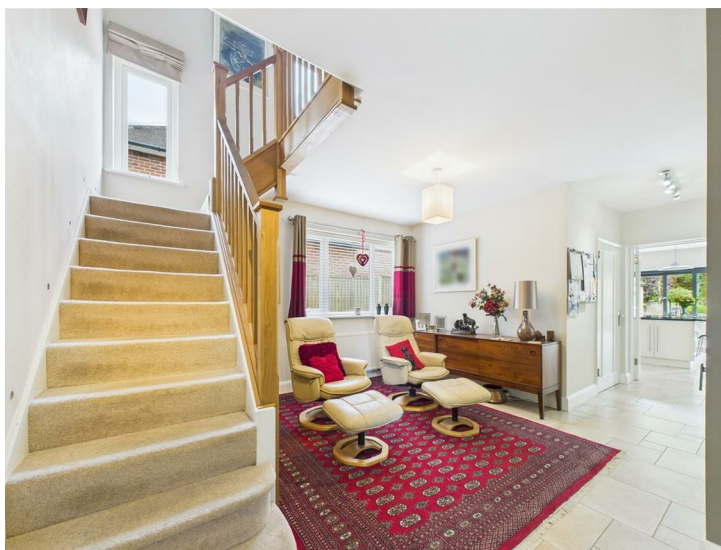
4'5" x 4'0" (1.36 x 1.22)

A stylish entrance door with double glazed and leaded insets provides access to hallway with feature tile floor, central heating radiator and double glazed window to front.

Impressive Entrance Hall/Study Area

19'9" x 14'5" (6.02 x 4.41)

With recessed log burner, central heating radiator, tile flooring, floor to ceiling fitted storage units, staircase to first floor with oak balustrade and further useful storage cupboards.



Utility/Fitted Guest Cloakroom

7'4" x 5'9" (2.25 x 1.76)

Appointed with a granite worktop, inset Belfast ceramic sink with mixer tap and tiled surrounds, fitted base and wall mounted cupboards, appliance spaces suitable for washing machine and tumble dryer, wall mounted Worcester gas fired boiler, central heating radiator, tile flooring and double glazed window to side.



Lounge

21'3" x 11'10" (6.49 x 3.63)

A light and airy room courtesy of the double glazed window to front with views over the fore-garden with mature trees and Markeaton park and glass bifold doors giving access to the open plan living kitchen. There is a recessed, feature log effect Faber fire, two central heating radiators and TV aerial point.

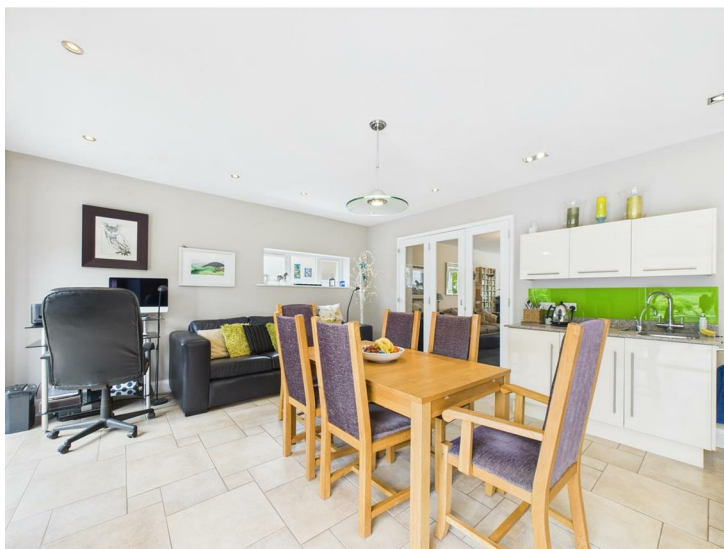


Stunning Open Plan Living Kitchen
26'8" x 14'9" (8.14 x 4.52)



Lounge/Dining/Study Area

Featuring tile floor incorporating underfloor heating, recessed ceiling spotlighting, double glazed window to side and French doors to rear.



High Specification Kitchen Area

Featuring a centrepiece with granite topped island/breakfast bar with inset Blanco twin stainless steel sink unit with mixer tap, gloss finish base cupboards and drawers, further granite preparation surfaces with matching upstands, inset Neff induction hob with most useful adjacent single gas ring, coloured glass splashback and Neff extractor hood over, further Neff appliances including double oven and warming drawer, space for large American style fridge freezer, further separate granite topped preparation surface with matching up stands, stainless steel Blanco sink unit with mixer tap, gloss finish base and wall mounted cupboards, a further feature of this room are the large oversized double glazed sliding patio doors which are ideal for enjoying the garden and entertaining, tile flooring incorporating underfloor heating and recessed ceiling spotlighting.



First Floor Landing

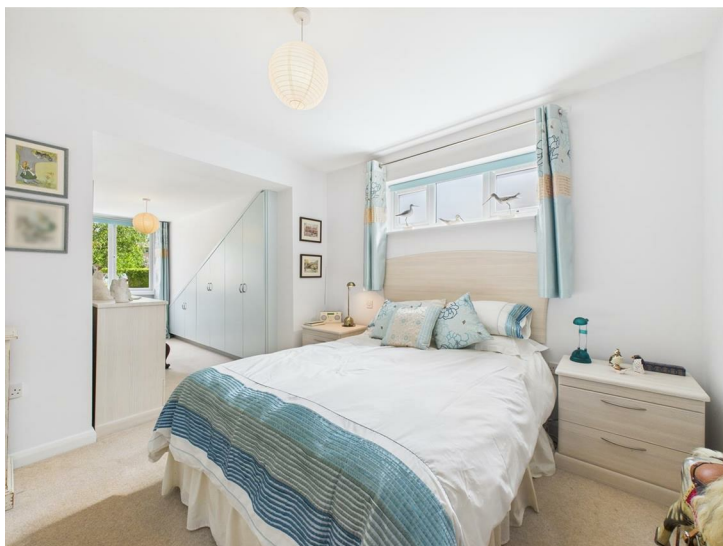
14'8" x 3'2" (4.49 x 0.98)

A semi-galleried landing with oak balustrade, two central heating radiators, airing cupboard, access to loft space and two double glazed windows to side elevation.

Double Bedroom One

23'0" x 7'4" (7.03 x 2.258)

Having two central heating radiators, fitted wardrobes, storage cupboard, further bespoke storage units and double glazed windows to side and rear overlooking beautiful garden.



Double Bedroom Two

14'9" x 8'9" (4.50 x 2.67)

With central heating radiator, feature high ceiling, TV aerial point and double glazed window to side with matching French doors to rear incorporating Juliet balcony offering fabulous views over the well-established garden.



Double Bedroom Three

14'8" x 8'10" (4.48 x 2.71)

Having a central heating radiator, TV aerial point, feature high ceiling and double glazed window to side with matching French doors to rear incorporating Juliet balcony and fantastic garden views.



Double Bedroom Four

11'8" x 10'1" (3.58 x 3.08)

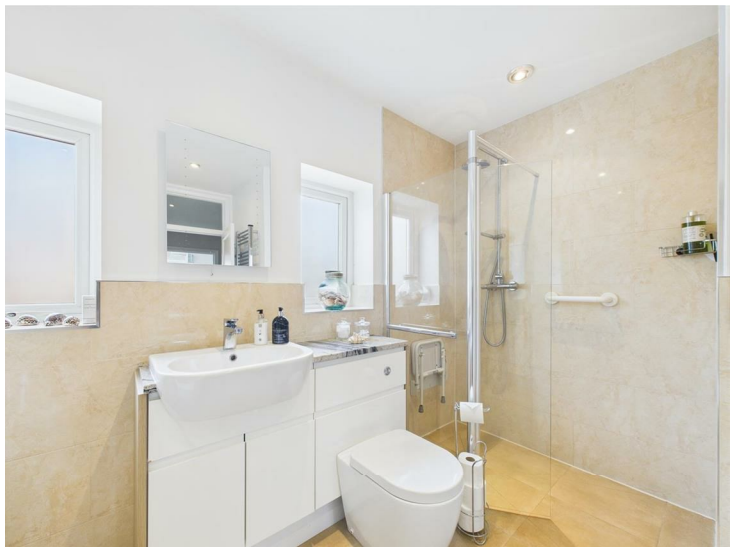
With central heating radiator, TV aerial point and double glazed window providing views over mature trees, nearby allotments and towards Markeaton park.



Superbly Appointed Bathroom

10'9" x 8'7" (3.30 x 2.64)

Mainly tiled with underfloor heating and a white suite comprising vanity unit with wash handbasin and cupboards beneath, low flush WC, large walk-in shower cubicle, freestanding jacuzzi bath with shower attachment, central heating radiator, chrome towel radiator, recessed ceiling spotlighting and two double glazed windows to side.



Separate Well-Appointed Shower Room

7'1" x 4'10" (2.17 x 1.48)

Fully tiled with a white suite comprising low flush WC, pedestal wash hand basin, shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to rear.



Outside

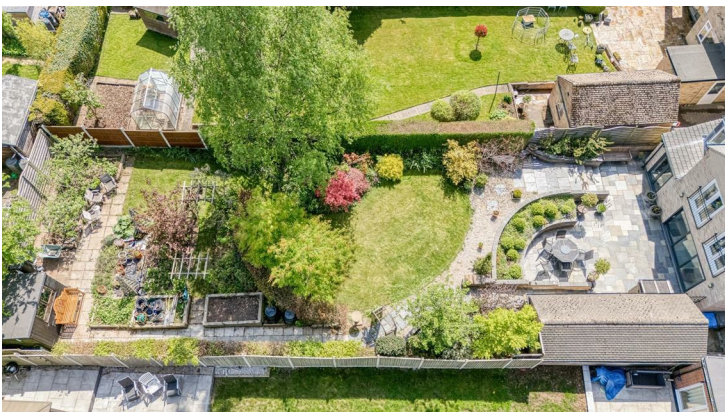
A true feature of this sale is the outside space and the property's location on Kedleston Road. The rear garden features an extensive, slate terrace with a pleasant seating area nestled next to a brick edged herbaceous border containing colourful plants and shrubs. Steps and matching pathway lead up to a well-manicured shaped lawn with an abundance of flower beds/herbaceous borders containing specimen plants, shrubs, trees, rockery and timber framed pergolas. A pathway runs next to a beech hedge to the business end of the garden, here is an opportunity to grow fruit and vegetables with vegetable plot and raised beds as well as a selection of fruit trees, including plum and apple. There is hard standing for a timber shed and a high degree of privacy. To the front of the property there is a lawned fore-garden with retaining wall and further well-stocked borders. A block paved driveway provides off-road parking for several vehicles to the front and side of the property. Through wrought iron gates to the side of the property the driveway also leads to a detached, single garage.

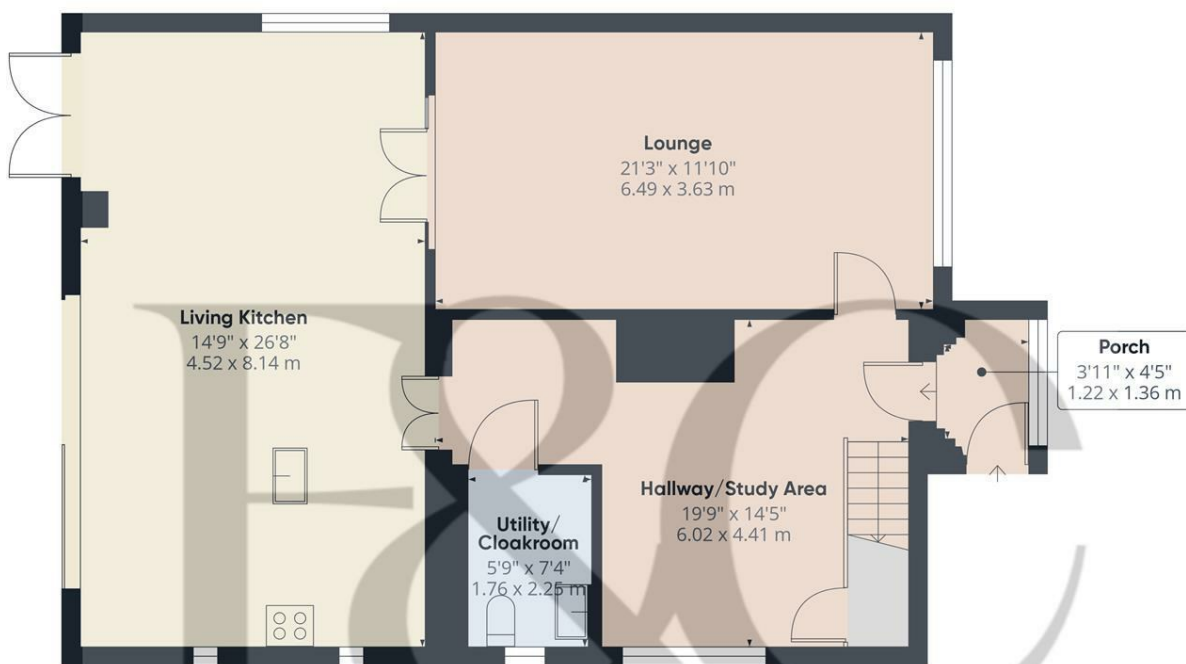


Garage & Workshop

Having a workshop to the rear with power, lighting, double glazed windows to side and rear, personnel door and up and over door to the front. There is also a cold water outdoor hose tap as well as outdoor power and lighting.

Council Tax Band E





Floor 0

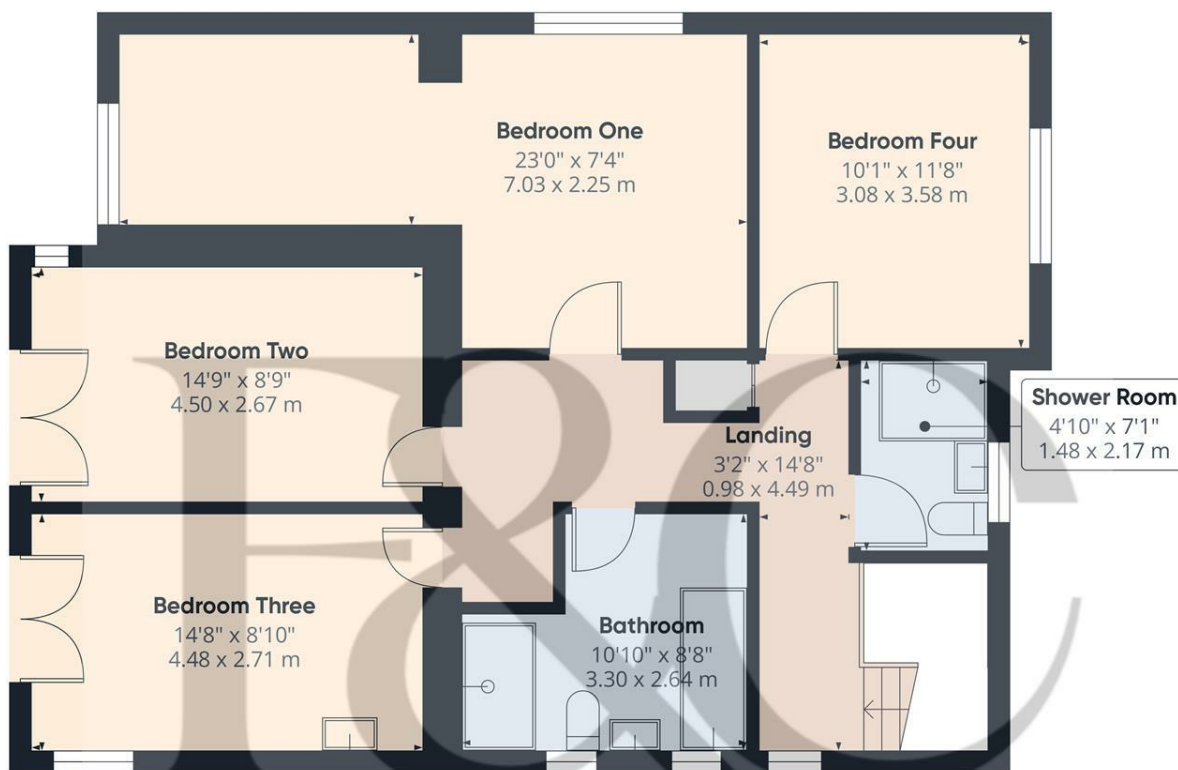
Approximate total area⁽¹⁾
959 ft²
89.1 m²

(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.

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Floor 1

Approximate total area⁽¹⁾
840 ft²
78.2 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	82
(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 