



## 2 Bed Bungalow - Detached

19 Alstonfield Drive, Allestree, Derby DE22 2XF

Offers Around £275,000 Freehold



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**Fletcher  
& Company**

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- Highly Appealing Detached Bungalow
- Superbly Presented Throughout
- End of Cul-de-Sac Location – Handy for All Amenities
- Gas Central Heating & Double Glazing
- Lounge/Dining Room with Bay Window
- Fitted Kitchen with Built-In Appliances
- Two Bedrooms & Fitted Bathroom with Shower
- Private Manageable Gardens
- Driveway & Brick Garage
- No Chain Involved

NO CHAIN – This highly appealing detached bungalow offers a perfect blend of comfort and convenience.

One of the standout features of this property is its enviable location at the end of a quiet cul-de-sac, providing a sense of privacy and tranquillity. Despite its peaceful surroundings, you will find that all essential amenities are conveniently close by, making daily life effortless.

The property offers ample parking spaces and leads to a garage. Additionally, the absence of a chain means that you can move in without delay, allowing you to settle into your new home with ease.

#### The Location

Allestree is a very popular residential suburb of Derby, approximately 3 miles from the city centre and provides an excellent range of local amenities including the noted Park Farm shopping centre, excellent local schools and regular bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park together with Kedleston Golf Course. Excellent transport links are close by and fast access onto the A6, A38, A50 linking to the M1 motorway. The location is convenient for Rolls Royce, Derby University, Royal Derby Hospital and Toyota.

#### Accommodation

##### Entrance Hall

14'0" x 3'7" (4.29 x 1.10)

With double glazed entrance door, wood flooring, coving to ceiling, spotlights to ceiling, built-in storage cupboard with oak veneer door and access to roof space.



### Lounge/Dining Room

15'0" x 10'9" (4.58 x 3.28)

With matching wood flooring, radiator, double glazed bay window with attractive bay seat and internal oak veneer door with chrome fittings.



### Kitchen

9'8" x 7'10" (2.95 x 2.41)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with attractive matching worktops, built-in stainless steel five ring gas hob with stainless steel extractor hood over and stainless steel double electric fan assisted oven underneath, glass splashback, tile flooring, electric floor heater, spotlights to ceiling, integrated slimline dishwasher, integrated fridge/freezer, coving to ceiling, double glazed and leaded window and internal oak veneer door with chrome fittings.



### Bedroom One

11'7" x 8'9" (3.55 x 2.68)

With matching wood flooring, radiator, coving to ceiling, double glazed window overlooking private rear garden and internal oak veneer door with chrome fittings.



### Bedroom Two

7'8" x 7'7" (2.36 x 2.33)

With matching wood flooring, radiator, coving to ceiling, double glazed French doors opening onto private garden and internal oak veneer door with chrome fittings.



## Bathroom

7'7" x 6'0" (2.33 x 1.84)

With bath with chrome fittings including chrome shower screen door, fitted wash basin with chrome fittings, low level WC, fully tiled walls, tile flooring, chrome heated radiator, spotlights to ceiling, extractor fan, illuminated wall mounted mirror, double glazed obscure window and internal oak veneer door with chrome fittings.



## Roof Space

Accessed via a loft ladder, light, installation, combination central heating boiler and boards for storage.

## Front Garden

The bungalow is set back from the pavement behind a lawned fore-garden.



### Rear Garden

To the rear of the property is a private, sunny, enclosed, low maintenance garden mainly laid to lawn with raised seating area providing a pleasant sitting out and entertaining space. Fully enclosed by fencing with side access gate. Outside light and cold water tap. Space behind the garage for a shed if desired.



### Driveway

A tarmac driveway provides car standing spaces for two/three cars and leads to a brick garage.



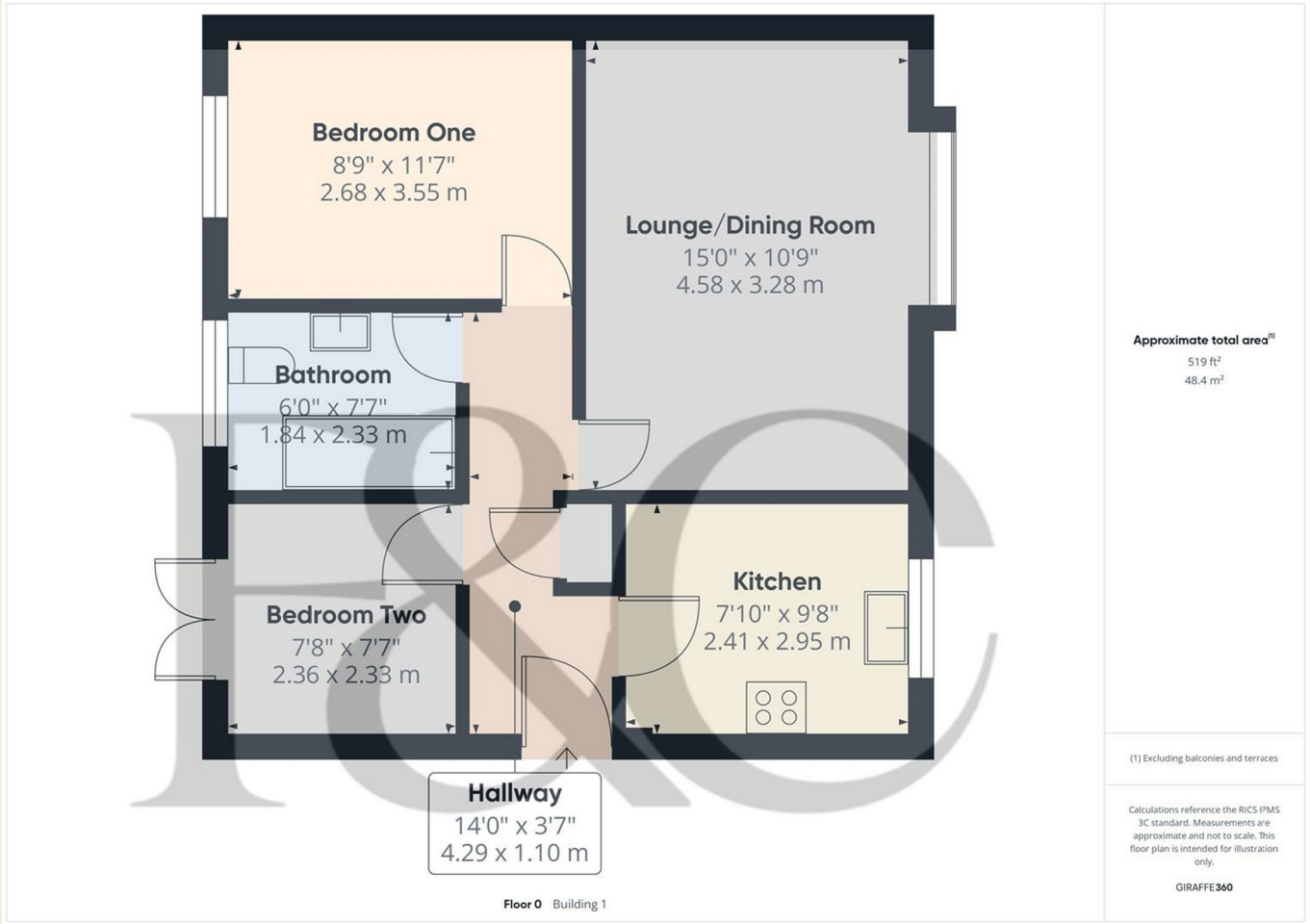
Brick Garage

17'0" x 8'7" (5.19 x 2.64)

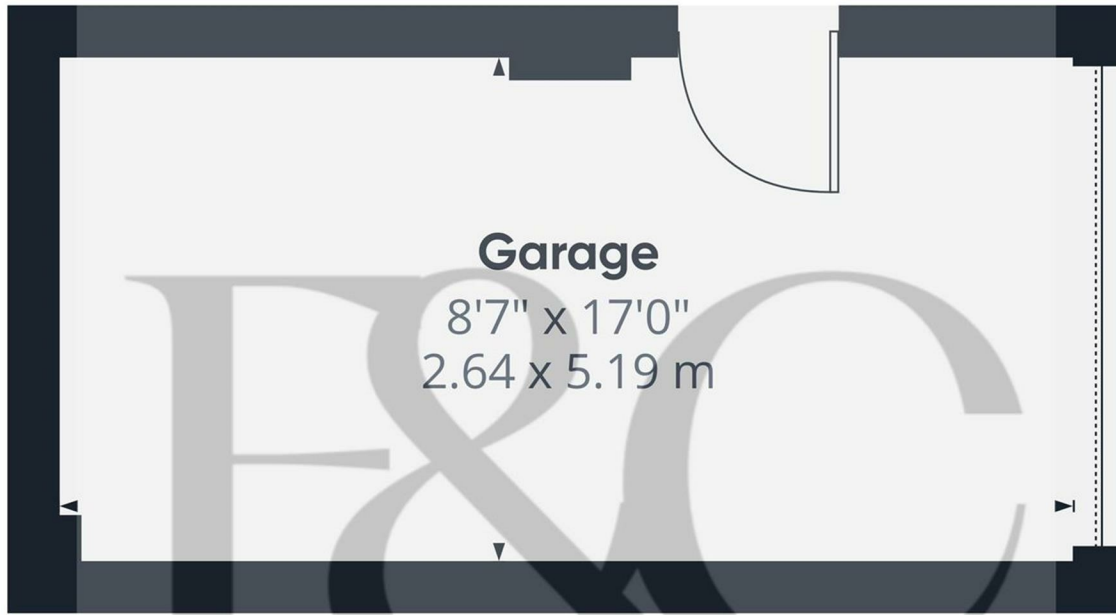
With power and lighting, plumbing for automatic washing machine, side personnel door and electric front door.



Council Tax Band C



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Approximate total area<sup>(1)</sup>  
146 ft<sup>2</sup>  
13.6 m<sup>2</sup>


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0 Building 2

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</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 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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