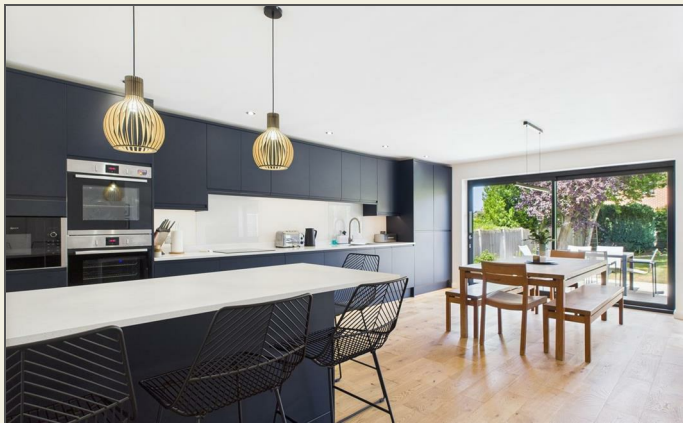




5 Bed Bungalow - Detached

14 Menin Road, Allestree, Derby DE22 2NL

Offers Around £650,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Beautiful Contemporary Detached Bungalow
- Well Establish Mature Residential Cul-de-Sac Location
- Stunning Living Kitchen/Dining/Family Room & Utility Room
- Bedrooms Five/Snug
- Four Bedrooms, En-Suite & Family Bathroom
- Generous Garden with Timber Sun Decked Terrace - Views Towards Kedleston
- Large Driveway - approximately Five/Six Vehicles
- Single Garage
- Light & Spacious Design - Viewing Essential
- Conveniently Positioned off Kedleston Road, Allestree

AN INTERNAL INSPECTION IS ESSENTIAL TO APPRECIATE THE SPACE AND QUALITY ON OFFER - This beautiful contemporary four/five bedroom detached bungalow has been skillfully extended and renovated with a stunning open plan living kitchen/dining/ family room - CLOSE TO MARKEATON PARK, COUNTRYSIDE & PARK FARM SHOPPING CENTRE.

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

8'9" x 5'5" (2.68 x 1.67)

With entrance door with inset window and side matching window, large inset doormat, wood flooring, access to roof space. The access to roof space is via a loft ladder, light and boards for storage.



Living Kitchen / Dining / Family Room

28'3" x 21'3" (8.63 x 6.50)



Family Area

With wood flooring, radiator, double glazed sliding doors opening onto raised decking and garden.



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Dining Area

With matching wood flooring, radiator, double glazed sliding doors opening onto raised decking and private garden.



Kitchen Area

With double stainless steel sink unit with chrome mixer tap, wall and base fitted units with matching worktops, concealed worktop lights, NEFF induction hob with concealed extractor hood, two NEFF electric fan assisted ovens, NEFF microwave oven, integrated BEKO fridge/freezer, integrated BOSCH dishwasher, matching kitchen island again with matching worktops and fitted base cupboards underneath (wine cooler negotiable on sale) matching wood flooring, concealed worktop lights, spotlights to ceiling, radiator and open space leading to dining and family area.



Utility

6'11" x 6'8" (2.12 x 2.05)

With plumbing for automatic washing machine, space for tumble dryer, fitted shelving, extractor fan, wood flooring, heated towel/radiator and internal white panelled door with chrome fittings.

Double Bedroom One

14'4" x 11'10" (4.39 x 3.63)

With wood flooring, radiator, double wardrobe with sliding doors included in the sale, double glazed window with fitted blinds and internal white panelled door with chrome fittings.



En-suite

6'9" x 6'7" (2.06 x 2.03)

With walk-in shower with electric and MIRA shower, fitted wash basin with chrome fittings with fitted base cupboard underneath. low level WC, tiled splashbacks, matching tiled flooring, heated towel/ radiator, spotlights to ceiling, extractor fan, wall mounted illuminated mirror and internal white panelled door with chrome fittings.



Double Bedroom Two

11'10" x 10'10" (3.61 x 3.32)

With wood flooring, radiator, spotlights to ceiling, double glazed window to side with fitted blind and internal white panelled door with chrome fittings.



Double Bedroom Three

10'11" x 10'11" (3.34 x 3.33)

With matching wood flooring, radiator, double wardrobe with sliding doors included in the sale, double glazed window to front with fitted blind and internal white panelled door with chrome fittings.



Double Bedroom Four

11'10" x 9'0" (3.63 x 2.76)

With matching wood flooring, radiator, double glazed window to side with fitted blind, double glazed window to front with fitted blind and internal white panelled door with chrome fittings.



Bedroom Five / Snug

10'10" x 10'3" (3.31 x 3.14)

With matching wood flooring, radiator, double glazed window to side with fitted blind and internal white panelled door with chrome fittings.



Family Bathroom

8'5" x 6'5" (2.58 x 1.96)

With bath with shower over with shower screen door, fitted wash basin, fitted base cupboard underneath, low level WC, tiled splashbacks, tiled flooring, heated towel rail/radiator, extractor fan, spotlights to ceiling, wall mounted illuminated mirror, double glazed window and internal white panelled door with chrome fittings.



Front Garden

The property is set well back from the pavement edge behind a low maintenance fore-garden with stone retaining wall and plum slate chippings.

Side Access

With secure door and continuation of the plum slate chippings.



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Rear Garden

To the rear of the property and being of a major asset to the sale of this particular property, is its lovely, private, sunny, enclosed rear garden. The garden enjoys a wide shaped lawn complemented by a varied selection of shrubs, plants, trees, and a large, timber decked area providing a pleasant sitting out entertaining space.

Views towards Kedleston from the attractive decked terrace.



Large Driveway

The property benefits from a large, tarmacked driveway providing car standing space for approximately five/six vehicles.



Garage

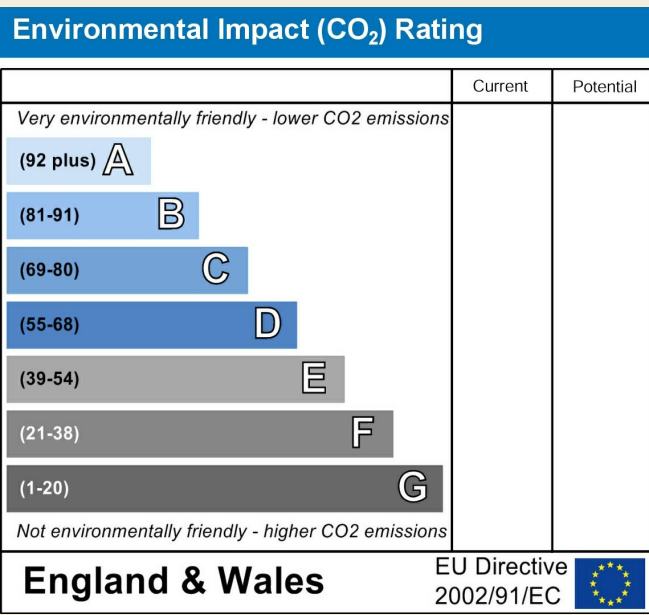
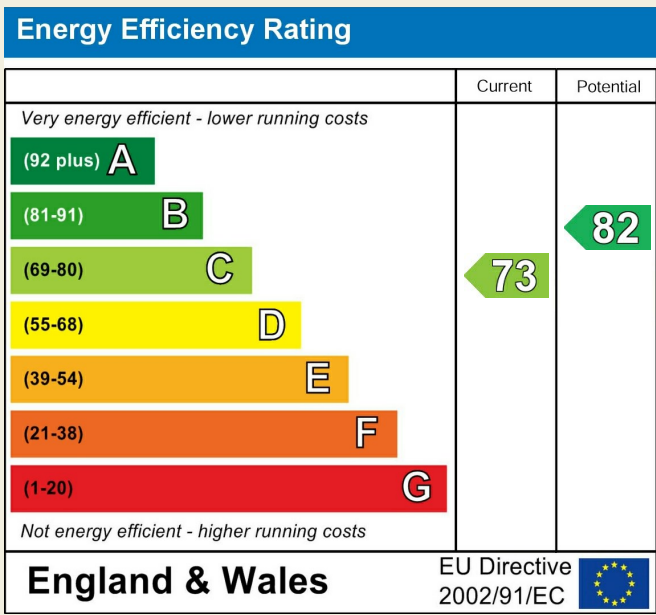
18'0" x 11'0" (5.50 x 3.36)

With concrete floor, central heating boiler, double glazed rear door giving access to garden, power and lighting and up and over metal front door.



Wheelie Bin Store

Council Tax Band - D
Derby City



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