

Fletcher & Company

11 Memorial Road, Allestree, Derby, DE22 2NN

Price £499,950

Freehold



- Ideal Family Home
- Prime Location in Allestree
- Double Glazed & Gas Central Heated
- Entrance Hall & Fitted Guest Cloakroom
- Dual Aspect Lounge, Separate Dining Room & Study
- Quality Fitted Kitchen with Utility off
- Principal Bedroom with En-Suite Shower Room
- Three Bedrooms & Spacious Bathroom
- Private Rear Garden
- Double Width Driveway & Double Garage





Summary

A superbly positioned, four bedroom, detached residence sold with the benefit of a detached double garage in a prime location on Memorial Road off Kedleston Road.

This is a superbly presented, four bedroom, detached residence occupying a highly desirable location on Memorial Road in Allestree. The property benefits from double glazing and gas central heating and comprises entrance hall, fitted guest cloakroom, lounge, separate dining room, study, quality fitted kitchen and utility room off. The first floor semi-galleried landing leads to a principle bedroom with en-suite shower room, three further bedrooms and a well-appointed bathroom. The property benefits from a private rear garden with lawn, well-stocked borders and patio area. There is a double width driveway and a detached double garage.

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The Location

The property's location just off Kedleston Road allows for easy access into Derby City centre and a full range of amenities. A regular bus service runs from Allestree into the city centre and there are excellent transport links within close proximity. Nearby parks include Markeaton Park and Allestree Park and lake affording easy access to open countryside and pleasant walks. Within Allestree itself there are shops along Blenheim Parade and at Park Farm. There is also excellent schooling by way of Portway and Lawn primary as well as Woodlands secondary.

Accommodation

Ground Floor

Entrance Hall

10'5" x 7'6" (3.20 x 2.30)

A panelled entrance door provides access to a spacious entrance hall with central heating radiator and staircase to first floor with understairs storage cupboard.



Fitted Guest Cloakroom

5'11" x 3'3" (1.82 x 1.01)

Partly tiled and well-appointed with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath and period style central heating radiator.



Lounge

19'9" x 11'3" (6.04 x 3.43)

A particularly pleasant room with dual aspect having a double glazed and leaded cant bay window to front, further matching window to side, double glazed French doors with matching sidelights providing access to the patio and garden, two central heating radiators, decorative coving and chimney breast incorporating raised hearth and coal effect gas fire.



Dining Room

10'5" x 8'9" (3.18 x 2.67)

With central heating radiator, decorative coving and double glazed and leaded window to rear.



Study

8'10" x 6'4" (2.71 x 1.94)

Having a central heating radiator, access to loft space and double glazed and leaded window to front.



Kitchen

12'7" x 9'9" (3.86 x 2.98)

A quality fitted kitchen with a stylish range of preparation surfaces with tiled surrounds, inset one and a quarter stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for a gas range cooker, integrated fridge freezer and dishwasher, wine storage, central heating radiator and double glazed windows to rear and side.



Utility

6'7" x 5'10" (2.02 x 1.80)

Featuring L-shaped work tops with tiled surrounds, inset stainless steel sink unit, fitted base cupboard, complementary wall mounted cupboards, appliance spaces suitable for washing machine and tumble dryer, wall mounted gas fired boiler, central heating radiator and panelled, leaded and double glazed door with matching sidelight to driveway.



First Floor Landing

8'8" x 6'11" (2.66 x 2.11)

A semi-galleried landing with feature balustrade, airing cupboard and double glazed and leaded window.

Principal Bedroom

12'9" x 11'8" (3.89 x 3.57)

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



Superbly Appointed En-Suite Shower Room

6'10" x 6'0" (2.10 x 1.85)

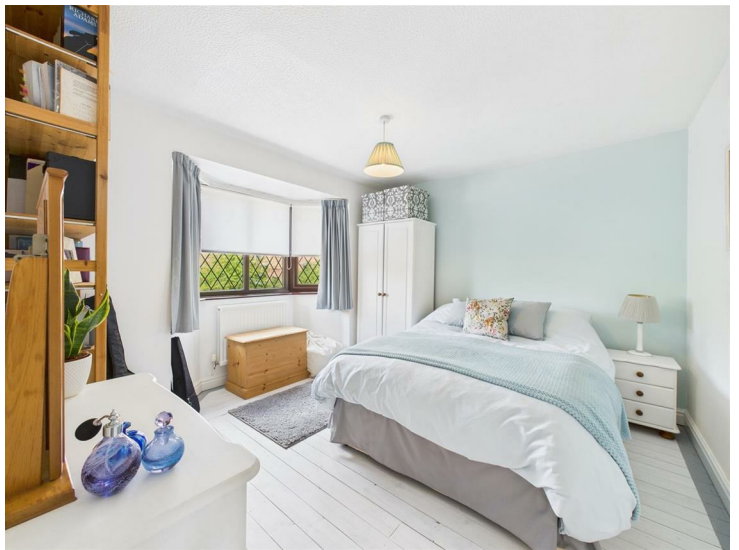
Fully tiled with a contemporary white suite comprising low flush WC, pedestal wash handbasin, shower cubicle, chrome towel radiator and double glazed and leaded window to side.



Bedroom Two

11'5" x 9'10" (3.49 x 3.01)

With central heating radiator and double glazed and leaded cant bay window to front.



Bedroom Three

9'8" x 9'7" (2.96 x 2.93)

Having a central heating radiator and double glazed and leaded windows to side and rear.



Bedroom Four

8'10" x 6'3" (2.70 x 1.93)

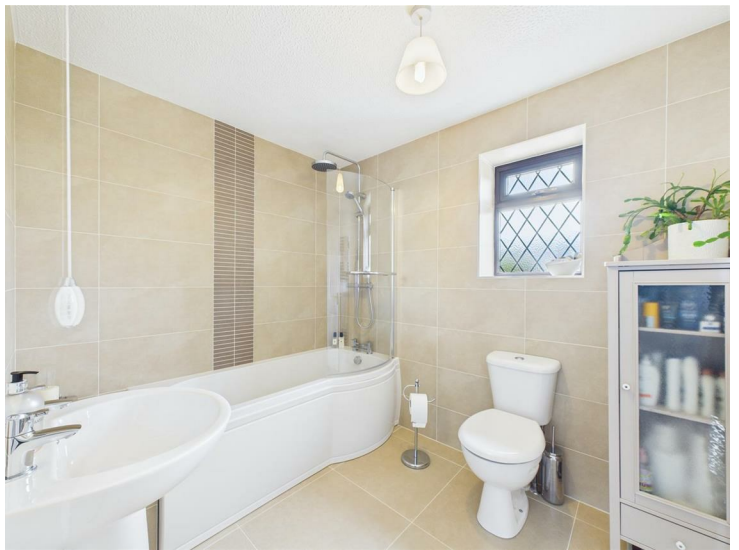
With central heating radiator and double glazed and leaded window to rear.



Well-Appointed Bathroom

8'5" x 6'10" (2.57 x 2.10)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower over, chrome towel radiator and double glazed and leaded window to front.



Outside

The property sits on a very pleasant corner plot and features gardens to side with lawn, well-stocked borders, silver Birch and Rowan trees and a further range of shrubs and plants to the front. To the opposite side is a good sized double width driveway providing ample off-road parking and access to a detached double garage.

To the rear of the property is a very private garden featuring a stylish, circular patio area, lawn, pathway, further walled seating area, gated access to the driveway and side access/pedestrian door to the garage.



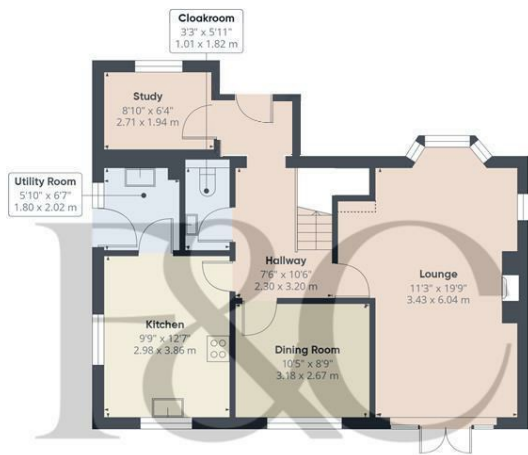
Double Garage

17'4" x 17'1" (5.29 x 5.22)

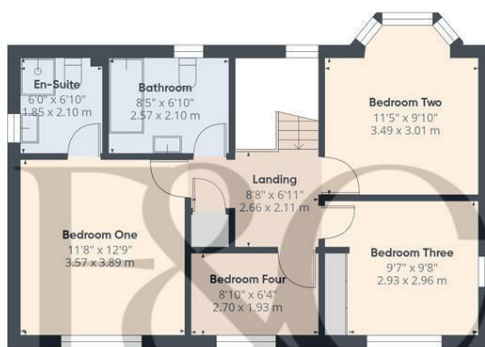
With power, lighting and twin up and over doors.

Council Tax Band F

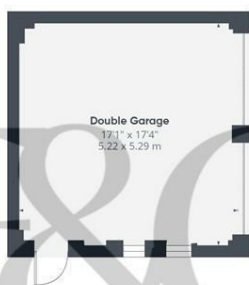




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1575 ft²

146.2 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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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Council Tax Band: F
Tenure: Freehold

