

Fletcher & Company

27 Kings Croft, Allestree, Derby, DE22 2FN

Price £360,000

Freehold



- No Upper Chain
- Excellent Potential
- Superb Location
- Entrance Hall & Fitted Guest Cloakroom
- Two Reception Rooms
- Extended Kitchen
- Three First Floor Bedrooms & Bathroom
- Private South Facing Garden
- Good Size Driveway
- Viewing Recommended





Summary

This is a superbly positioned, bay fronted, semi-detached residence located in the heart of Allestree old village.

The property is sold with the benefit of no upper chain and has been extended to now comprise entrance hall, fitted guest cloakroom, lounge to front, rear reception/dining room, extended kitchen, three first floor bedrooms and bathroom. The property is set up, occupying an elevated position, behind a block paved driveway providing ample off-road parking and there is access down the side to a single garage. To the rear of the property is a pleasant, private garden featuring patio and good sized lawn. There is a pleasant outlook over neighbouring gardens and Allestree Cricket Club.

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The Location

The property's location affords easy access to the nearby church, popular Red Cow pub, recreational ground, Allestree Club, Allestree Park and lake, Portway primary school and Woodlands secondary school and shops along Blenheim Parade and at Park Farm shopping centre. The property gives easy access on to the A38 and A52.

Accommodation

Ground Floor

Entrance Hall

14'3" x 8'7" (4.35 x 2.63)

A UPVC double glazed entrance door provides access spacious hallway with central heating radiator, wood flooring, decorative coving and feature staircase to first floor with understairs storage cupboard.



Fitted Guest Cloakroom

5'4" x 3'0" (1.65 x 0.92)

Appointed with low flush WC, wash handbasin and double glazed window to side.

Lounge

13'0" x 11'3" (3.97 x 3.43)

Having a feature fireplace with decorative wooden surround, marble hearth and living flame gas fire, central heating radiator, decorative coving and double glazed box bay window to front.



Extended Dining Room/Rear Reception Room

19'9" x 11'3" (6.04 x 3.45)

Featuring a fireplace with decorative wooden surround, marble hearth and living flame fitted gas fire, central heating radiator, decorative coving and double glazed French doors with matching sidelights providing access to private rear garden.



Extended Fitted Kitchen

16'4" x 8'3" (4.99 x 2.54)

Comprising granite effect worktops with tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, four plate gas hob with extractor hood over, built-in double oven, appliance spaces suitable for fridge freezer, washing machine and dishwasher, central heating radiator, decorative coving, double glazed windows to side and rear and double glazed door to garden.



First Floor Landing

10'0" x 8'6" (3.06 x 2.61)

A semi-galleried landing with central heating radiator, access to loft space and double glazed window to side.

Bedroom One

12'11" x 11'6" (3.96 x 3.51)

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



Bedroom Two

11'4" x 10'10" (3.47 x 3.31)

With central heating radiator and double glazed window to front.



Bedroom Three

8'5" x 6'9" (2.58 x 2.07)

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

Bathroom

8'5" x 6'7" (2.57 x 2.01)

Appointed with a low flush WC, half pedestal wash handbasin, shower cubicle, separate bath, chrome towel radiator and double glazed window to side.

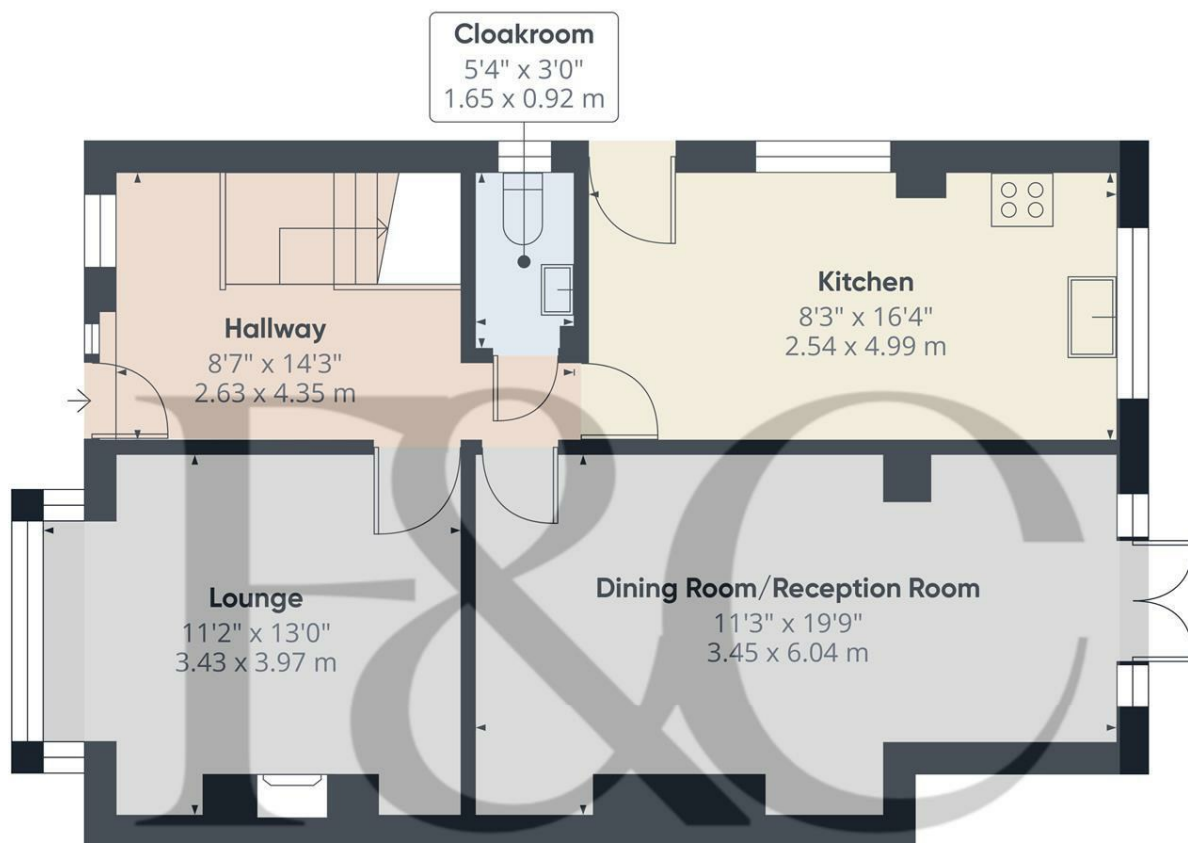


Outside

The property occupies a fabulous position at the heart of Allestree old village, set on an elevated plot, with block paved driveway, herbaceous borders and gates to the side leading to a detached garage. Immediately to the rear of the property is a patio area, good size lawn and herbaceous borders containing plants and shrubs. We would also point out that the garden has a southerly aspect with pleasant views over neighbouring gardens and Allestree Cricket Club.



Council Tax Band



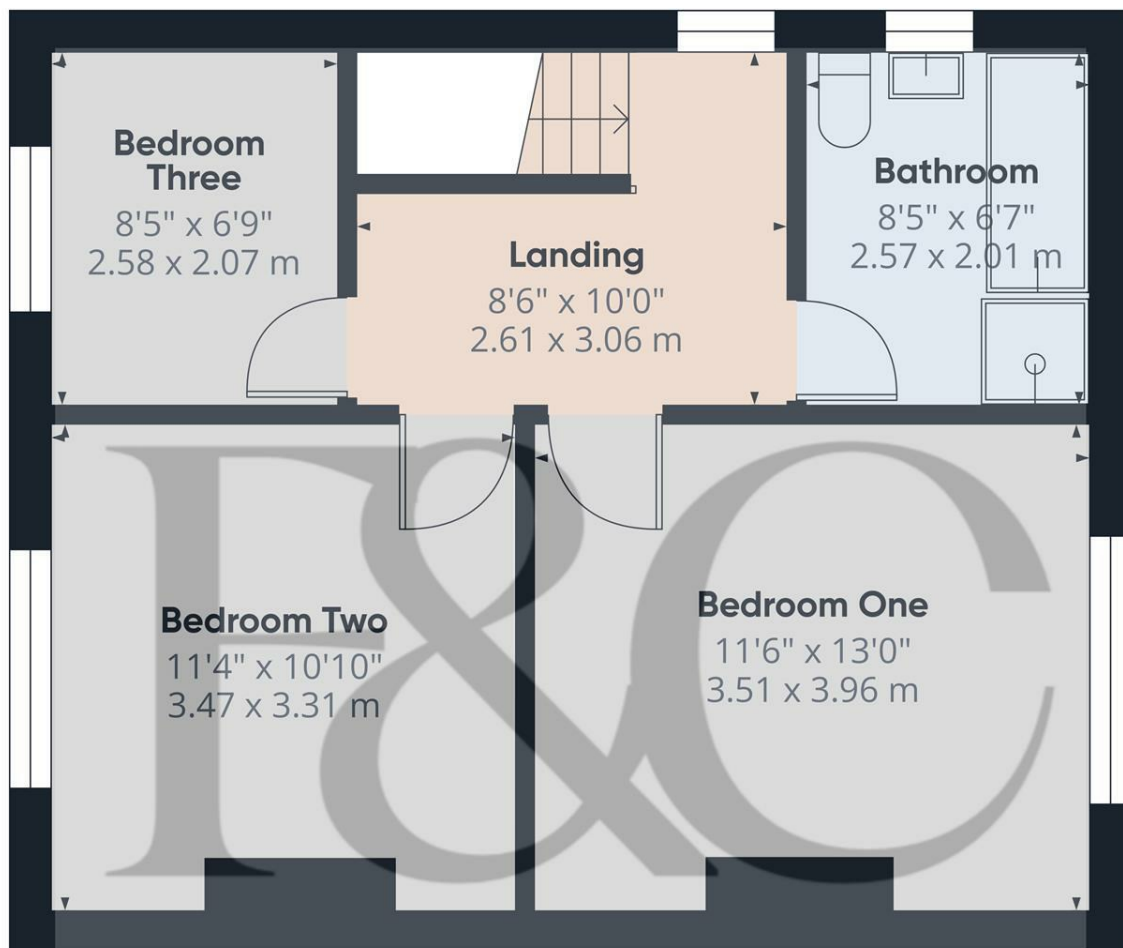
Floor 0

Approximate total area⁽¹⁾
605 ft²
56.2 m²

(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.

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Floor 1

Approximate total area⁽¹⁾
441 ft²
41 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

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

