



## 3 Bed House - Semi-Detached

42 Woodlands Road, Allestree, Derby DE22 2HF

Offers Over £250,000 Freehold



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- Highly Appealing - Double Fronted - Family Semi-Detached Home
- Close to Allestree Park - Easy Access to Blenheim Parade & Park Farm Shopping Centre
- Gas Central Heating & Double Glazing
- Potential to be Improved or Extended/Loft Conversion ( subject to planning permission )
- Lounge & Kitchen Dining Room
- Three Bedrooms & Bathroom/Shower Room
- Pleasant Enclosed Garden
- Driveway - Approximately Three cars
- Walking Distance to Portway Primary School & Woodlands Secondary School
- No Chain Involved

FAMILY HOME - This highly appealing three bedroom semi-detached house offers a delightful blend of comfort and potential.

This home presents an exciting opportunity for those looking to personalise their living space, with potential for improvement or extension, including the possibility of a loft conversion, subject to planning permission.

#### The Location

Allestree is a very popular residential suburb of Derby approximately three miles from the City centre and provides an excellent range of local amenities including the noted Park Farm shopping centre. There are excellent local schools at all levels with the property falling within the catchment area for the noted Woodlands School Catchment and Portway Junior School that are both located just a few minutes walk away. There are regular bus services to Derby City Centre and Local recreational facilities include Woodlands Tennis Club, Allestree Park with its golf course and fishing lake and Markeaton Park also having a boating and fishing lake together with Kedleston Golf Course. There is easy access onto the A38 leading to the A50 and M1 motorway. The location is convenient for the University of Derby, Rolls-Royce, Royal Derby Hospital and Toyota

#### Accommodation

##### Ground Floor

##### Entrance Hall

6'0" x 5'5" (1.85 x 1.67)

With radiator and staircase leading to first floor.



## Lounge

16'9" x 13'9" (5.11 x 4.20)

With brick fireplace with gas fire, radiator, double glazed window with leaded finish to front and double glazed window with leaded finish to rear.



## Kitchen/Dining Room

16'9" x 9'8" (5.12 x 2.95)



### Dining Area

With fitted breakfast table, radiator and double glazed window with leaded finish to front.



### Kitchen Area

With single stainless steel sink unit with mixer tap, wall and base units with matching worktops, built-in four ring gas hob, built-in electric oven, central heating boiler, radiator, understairs storage and double glazed window to rear.



### Rear Hall

8'4" x 2'10" (2.56 x 0.88)

With double glazed door giving access to garden and double glazed door giving access to side.

### Utility

With plumbing for automatic washing machine.

### Cloakroom

5'1" x 2'10" (1.56 x 0.88)

With low level WC and double glazed window.

### Landing

9'5" x 6'7" (2.88 x 2.01)

With radiator, access to roof space and double glazed window to rear.

### Bedroom One

13'10" x 9'8" (4.24 x 2.95)

With built-in wardrobe and double glazed window to front.



### Bedroom Two

10'9" x 9'9" (3.28 x 2.98)

With built-in wardrobe, built-in cupboard, radiator and double glazed window to front.



### Bedroom Three

10'11" x 6'7" (3.33 x 2.01)

With double glazed window to rear.



### Bathroom/Shower Room

6'6" x 5'7" (1.99 x 1.72)

With corner shower cubicle with shower, pedestal wash handbasin, low level WC, heated chrome towel rail/radiator and double glazed window.





### Front Garden

The property is set back from the pavement edge behind a low maintenance fore-garden with paving slabs and well-stocked flower beds with bark chippings.

### Rear Garden

To the rear of the property is a generous sized, low maintenance, enclosed rear garden with timber shed and brick store.



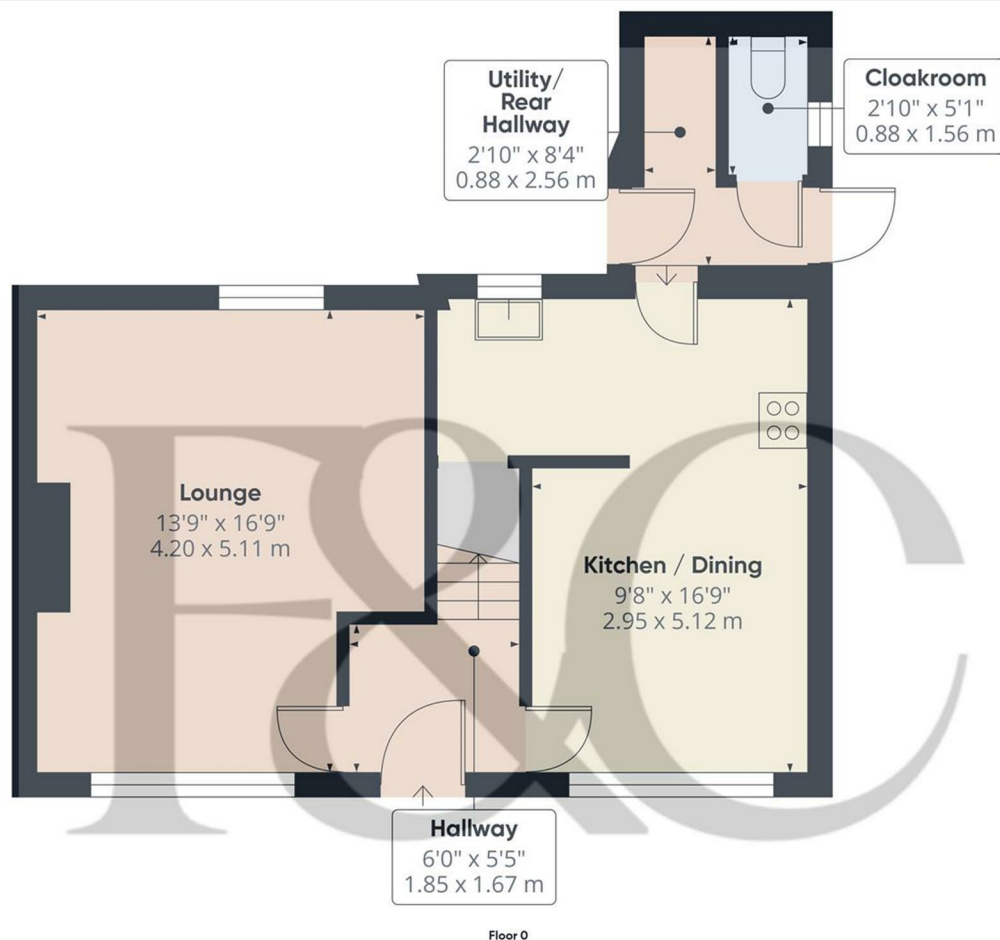
### Driveway

A tarmac driveway with block paved edges provides car standing space for approximately three vehicles.



### Council Tax Band - B

Derby City



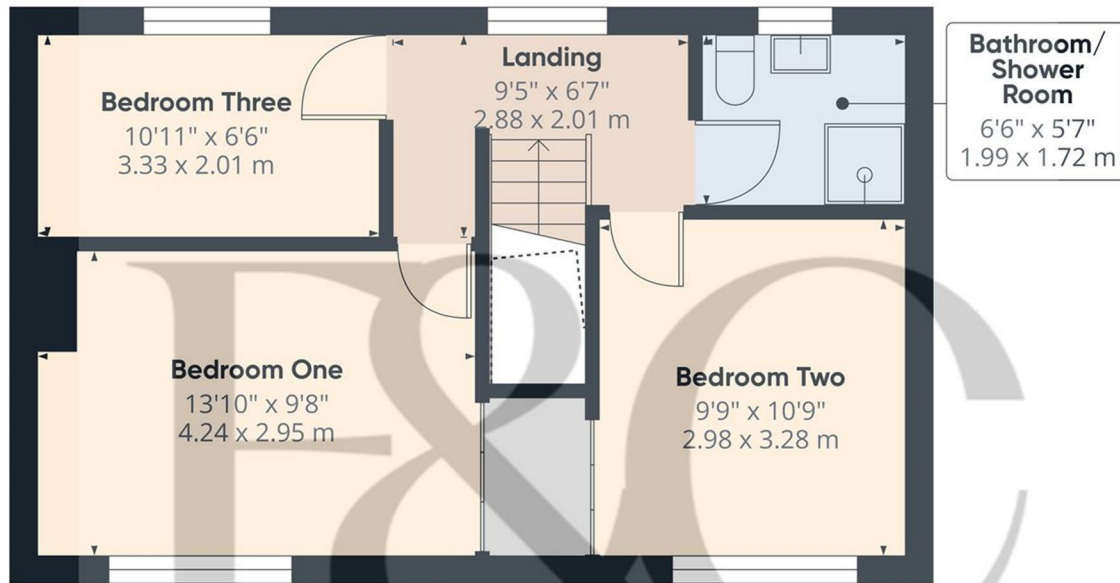
**Approximate total area<sup>(1)</sup>**  
495 ft<sup>2</sup>  
45.9 m<sup>2</sup>

(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.

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Approximate total area<sup>m</sup>  
411 ft<sup>2</sup>  
38.3 m<sup>2</sup>

(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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Floor 1

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	82
<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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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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