



### 3 Bed Bungalow - Detached

94 Laburnum Crescent, Allestree, Derby DE22 2GS

Offers Around £495,000 Freehold



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- Beautifully Refurbished & Skilfully Extended Detached Bungalow
- Contemporary & Stylish Accommodation with High Quality Finish Throughout
- Stunning Open-Plan Kitchen/Dining/Living Room with Aluminium Bi-Fold Doors to Rear
- Separate Lounge/Snug with Aluminium French Doors
- Utility Room & Guest Cloakroom
- Three Double Bedrooms, En-suite & 4-Piece Bathroom
- Landscaped Gardens with Insulated Home Office/Summerhouse Bar & Shed
- Luxury, Dual Chamber Long Island Swim Spa Sunken into Decking
- Double Width Tarmac Driveway
- Boarded Roof Space with Velux Style Windows - Excellent Storage approx. 8m x 6.4m

BEAUTIFULLY RENOVATED & EXTENDED - A contemporary and stylish, three bedroom, two bathroom detached bungalow with landscaped gardens situated within walking distance of excellent local amenities and Allestree Park and Lake.

This very impressive home has undergone a fully comprehensive scheme of development and refurbishment to a high standard and now feels like a brand new bungalow!

#### The Location

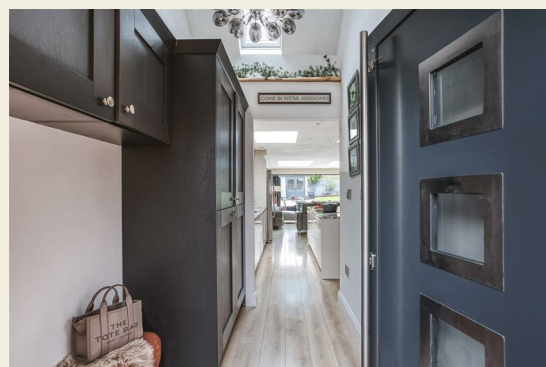
Allestree is an extremely sought after residential suburb of Derby approximately three miles from the city centre and provides an excellent range of local amenities including the noted Park Farm shopping centre, excellent local schools and regular bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park together with Kedleston Golf Course. Transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is convenient for Rolls Royce, University of Derby, Royal Derby Hospital and Toyota. For those who enjoy outdoor pursuits, the nearby Derbyshire countryside provides some delightful scenery and countryside walks.

#### Accommodation

##### Entrance Hall

8'1" x 5'5" (2.47 x 1.67)

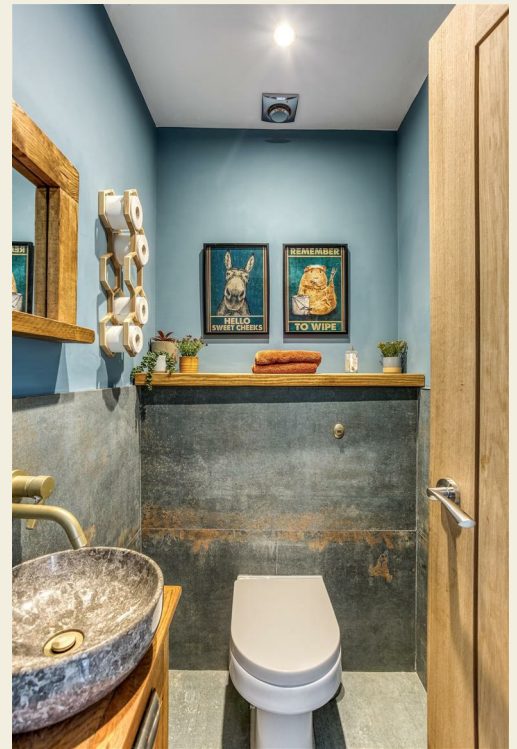
Entrance through feature aluminium front door with inset windows and chrome fittings and full height aluminium double glazed window to side, high vaulted ceilings incorporating a double glazed Velux style window, wood flooring with underfloor heating, fitted dark grey cupboards providing ample storage for shoes and coats and an oak veneered door giving access to guest cloakroom.



### Guest Cloakroom

4'3" x 3'11" (1.30 x 1.20)

Fitted with a white low level WC with push button flush, marble wash handbasin with wall mounted basin mixer tap over and fitted oak vanity unit beneath, quality porcelain half tiled walls with matching tiled flooring, radiator, solid oak display shelf, spotlights to ceiling, extractor fan and internal oak veneer door with chrome fittings.



### Open Plan Kitchen / Dining / Living Room

29'7" x 15'0" (9.03 x 4.59)



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Kitchen / Dining Room Area

17'4" x 15'0" (5.30 x 4.59)

Fitted with a range of contrasting oak effect and cream gloss base and drawer units, granite work surfaces, tall built-in cupboards with under lighting, pull-out larder, undermounted stainless steel sink with chrome mixer tap and draining grooves built into work surface and matching granite upstands. Additional tiled splashback above the sink area. Samsung American style fridge/freezer with drinks dispenser (negotiable on sale), built-in Neff stainless steel electric fan assistant oven, built-in Neff stainless steel combination microwave oven with warming plate drawer underneath, central island with matching cream gloss base and drawer units and granite work surface incorporating four ring Neff induction hob with concealed extractor hood over and integrated wine cooler, spotlights to ceiling, lantern style window, wood flooring with underfloor heating and open space leading into dining area.



## Living Room Area

15'0" x 12'2" (4.59 x 3.73)

With two feature double glazed aluminium lantern style ceiling windows, spotlights to ceiling, TV point, wood flooring with underfloor heating and double glazed aluminium large bi-folding doors opening onto landscaped rear gardens.





### Lounge/Snug

10'11" x 10'6" (3.34 x 3.22)

With underfloor heating, spotlights to ceiling, double glazed aluminium French doors opening onto sun patio and landscaped rear garden and oak veneer door with chrome fittings.



### Utility Room

10'6" x 5'4" (3.21 x 1.65)

With inset stainless steel sink unit with chrome mixer tap, wall and base fitted units with quartz worktops, tiled splash-backs, patterned tiled flooring, spotlights to ceiling, extractor fan, plumbing for dishwasher, plumbing for automatic washing machine, space for tumble dryer, underfloor heating, double glazed aluminium window and internal oak veneer door with chrome fittings.



### Inner Hallway

11'0" x 2'10" (3.36 x 0.87)

With contemporary oak veneer doors giving access to three bedrooms, family bathroom and access to boarded loft area.

### Loft Space

26'2" x 20'11" (8 x 6.4)

With four Velux style windows, boarded floors, fully operational PIV air ventilation system and loft ladders providing easy access and excellent additional storage space.

approx. 8m in length x 6.4m (into the eaves) or 8m x 2.8m (excluding eaves)



### Double Bedroom One

12'6" x 11'9" (3.82 x 3.59)

With feature wallpapered wall, (wardrobes included in the sale), radiator, double glazed aluminium window and internal oak veneer door with chrome fittings.



### En-Suite

7'10" x 3'6" (2.39 x 1.08)

With double shower cubicle with shower, fitted washbasin with fitted base cupboard underneath, low level WC, quality tiled splash-backs with matching tiled flooring, radiator, wall mounted illuminated mirror, spotlights to ceiling, extractor fan and internal oak veneer pocket sliding door with chrome fittings.



### Double Bedroom Two

11'10" x 10'6" (3.62 x 3.22)

With feature wallpapered wall, radiator, double glazed aluminium window with fitted blind and internal oak veneer door with chrome fittings.



### Double Bedroom Three

11'7" x 7'5" (3.54 x 2.27)

With feature wallpapered wall, radiator, double glazed aluminium window and internal oak veneer door with chrome fittings.



## Family Bathroom

7'3" x 7'1" (2.22 x 2.16)

With a contemporary white four piece suite comprising a free-standing back to wall, double sided bath with a luxury wall mounted chrome waterfall bath tap, fitted wash handbasin with vanity unit underneath with chrome fittings, low level WC with push button flush, separate corner shower cubicle with chrome fittings including shower, three fully porcelain tiled walls with matching tiled flooring, spotlights to ceiling, extractor fan, wall mounted mirrored medicine cabinet, heated chrome towel rail/radiator, double glazed aluminium obscure window and internal oak veneer sliding pocket door.



## Front Garden

The property is set back behind a low maintenance fore-garden with low brick retaining wall and a varied selection of shrubs and plants providing a pleasant screen.



## Driveway

A generous tarmac driveway with block paved edge providing off-road car parking spaces for two-three vehicles, pathway to front door with a number of wall mounted stainless steel up and down lighters for safety and security.



## Rear Garden

Being of major asset in sale to this property is a landscaped, warm, westerly-facing rear garden enjoying shaped lawns and large patio/terrace area providing a wonderful sitting out and entertaining space complemented by an ornamental inset pond and LED spotlights plus external double electrical socket. The garden is fully enclosed by fencing with a varied selection of shrubs and plants providing a screen for privacy. There is a tarmac and block paved path leading to a side secure gate, external lighting and cold water tap.



### Long Island Swim Spa

19'3" x 7'4" x 4'11" ( depth ) (5.88 x 2.25 x 1.5 ( depth ))

A unique and stunning feature of this property is the inclusion of the Long Island Swim Spa which is a luxurious, dual chamber hot tub that has been professionally installed and sunken into a decked area in the rear garden. It has two Balboa Spa Touch panels that provide separate temperature controls for the hot tub and the swim spa area. The dedicated hot tub section has a lounger and three seats and the swim spa section has 2 additional seats, close to the hot tub, plus 6 x 3hp + 2 x 1hp Circulation Pumps to provide a powerful swim experience if desired. The Long Island also boasts Bluetooth (for music connectivity), fountains and underwater LED lights, plus it's heated water means it can be used any time of the day or night and all year round if desired. Great for families, exercising, fitness, rehabilitation and social gatherings, The Long Island Swim Spa is designed to last a lifetime and has it all.



### Insulated Home Office/Summerhouse

11' x 7'7" (3.35m x 2.31m")

Insulated with power and lighting, two double glazed windows and secure double opening front doors.



### Bar

7'8" x 6' (2.34m" x 1.83m)

With power and lighting.

### Timber Shed

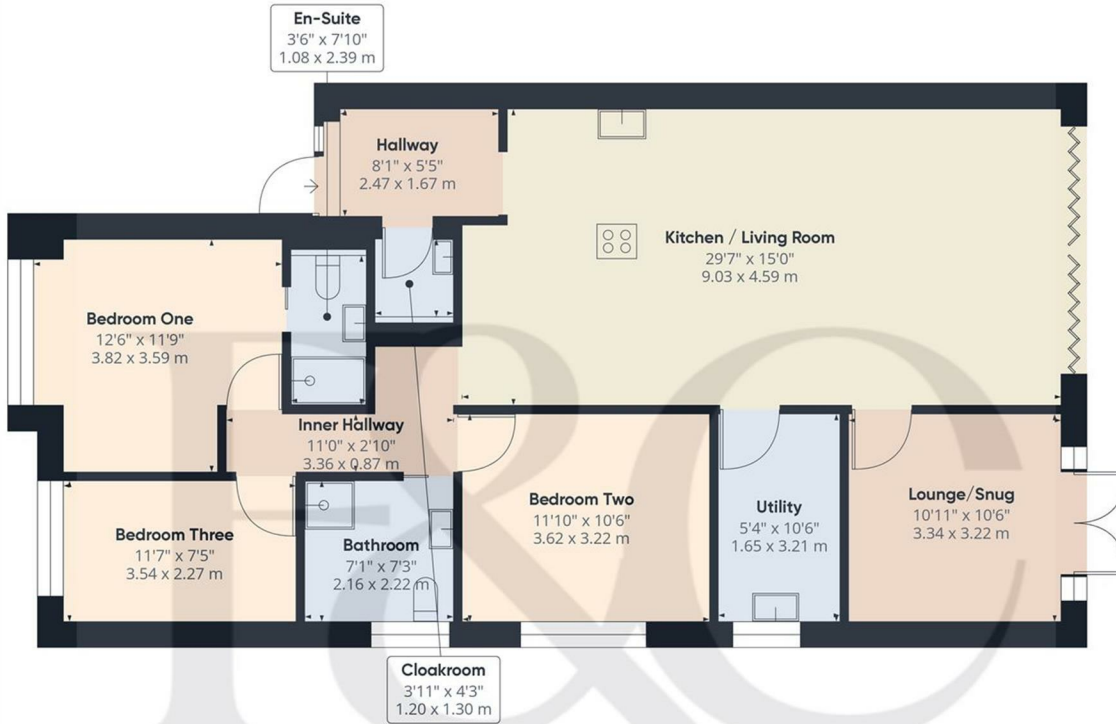
8' x 6' (2.44m x 1.83m)

### Fast Internet

CAT6 fitted to the property.

### Council Tax Band B





Approximate total area<sup>1)</sup>  
 1147.65 ft<sup>2</sup>  
 106.62 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### 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 |                         |           |
|   | <b>73</b>               | <b>84</b> |
| <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>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|   |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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