

Acresview Close

Allestree, Derby, DE22 2AY

John German



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Offers in the region of £625,000

This high-quality executive detached residence offers spacious living with a touch of glamour created by well-crafted design features. With five excellent double bedrooms and superb entertainment space, this is the dream family home.

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Allestree is a highly regarded and vibrant suburb of Derby particularly popular with families with a full range of great amenities all in walking distance including an impressive range of shops both on Blenheim Drive but also at Park Farm Centre where there are also great leisure and health care facilities. Allestree Park and Kedleston Hall are close by with Derby University also accessible on foot. There is a regular bus service into the City Centre and beyond plus excellent transport links.

Entrance to the property is via a classy Hormann front door leading to an impressive double height hallway with stairs rising to the first-floor galleried landing with an understairs cupboard, access to the ground floor living spaces with two sets of glazed double doors leading into the principle reception rooms.

There is a smart refitted guest cloakroom with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard underneath, tiled splashback, feature tiled flooring, chrome towel radiator, and a window to front.

The formal dining room overlooks the front elevation with two very attractive windows which fill the space with lots of natural light. The main living room enjoys a double aspect with a window to the side and multi-paned French doors that open out onto the rear private patio whilst a feature fireplace forms the focal point of the room with a painted, decorative, wooden surround with granite hearth and interior housing a living flame fitted gas fire. The sitting room also has double aspect windows with French doors opening onto the patio and a window to the rear.

The living dining kitchen has been refitted with a fabulous contemporary kitchen complete with matching gloss finished cupboards and drawers, matching L-shaped granite surfaces with tiled surrounds, inset one and a quarter stainless steel sink, LED plinth lighting, Neff induction hob with further Neff extractor hood over, Neff double oven with grill, integrated Neff dishwasher, Neff American style fridge freezer with filtered water supply, floor to ceiling pull-out larder cupboard and integral double bin. There is also an impressive granite topped island/breakfast bar, feature porcelain tiled flooring, and double-glazed French doors to the garden.

A similarly fitted galley style utility room also has a granite worktop and tiled splashbacks, stainless steel sink unit with mixer tap, fitted base and wall mounted cupboards, appliance spaces suitable for an automatic washing machine and tumble dryer, porcelain tiled floor, integral door to garage and a panel and double-glazed door to the side.

On the first-floor stairs lead to a half landing before splitting off to stunning galleried landings on both the front and rear of the house. The rear landing features twin panelled doors to an airing cupboard with motion sensor lighting, a hot water cylinder and access to loft space (partly boarded with lighting and accessed via a loft ladder), whilst the front landing features glazed double doors that lead to a study or (potential bedroom six) which features a large arched multi pane window that throws natural light throughout the room and onto the landing.

The master bedroom has three lovely front facing windows and fitted wardrobes with partially mirrored door fronts as well as an en-suite shower room which is fully tiled and refitted with a white suite comprising low flush WC, vanity unit with wash handbasin with storage beneath, double shower cubicle with rain shower head, chrome towel radiator, recessed spotlighting, extractor fan and double glazed window to side.

On this side of the landing there is another excellent double bedroom with fitted wardrobes and two front facing windows.

The guest bedroom sits on the opposite side of the house overlooking the rear garden with a full bank of fitted wardrobes and an en-suite shower room fitted with a low flush WC, pedestal wash handbasin, double shower cubicle, chrome towel radiator, extractor fan, and double-glazed window to rear.

The two remaining double bedrooms both have fitted wardrobes and overlook the rear garden. The main family bathroom is fully tiled and has been fitted with a luxury contemporary four-piece suite comprising low flush WC, vanity unit with moulded wash handbasin and storage cupboard beneath, panelled bath, separate shower cubicle with rain shower head, ladder style radiator, shaver point, extractor fan, and double-glazed window to the side.

Outside the property benefits from a private, well established, rear garden with a patio area immediately off the lounge and sitting room. Beyond is a good sized lawn and a feature raised decked seating area ideal for outdoor dining and entertaining. There is an adjacent large border containing plants and shrubs and an external cold water tap. The garden is bounded by a combination of mixed hedging and timber fencing and backs onto open fields. To the front of the property is a very pleasant fore-garden with lawn, herbaceous border, external post box, stylish wrought iron railings, and two/three car tarmac driveway which leads to a two compartment, double garage with electric Hormann doors. Further features include an electric vehicle PodPoint charging station, stylish lighting and access to the rear garden via a timber gate to the side.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Traditional

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10082025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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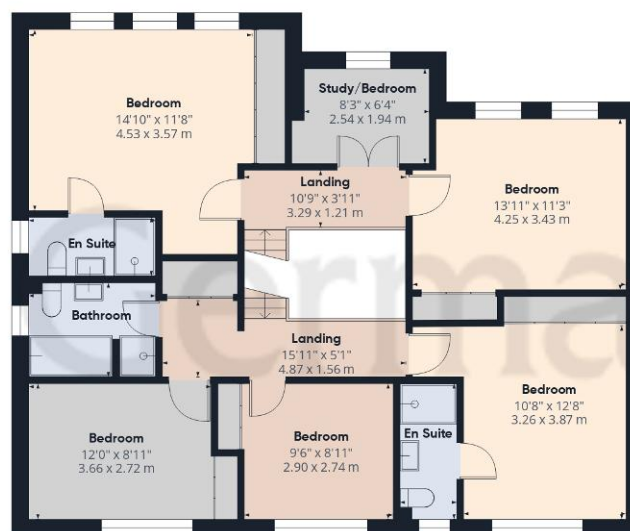


Ground Floor

Approximate total area⁽¹⁾

2263 ft²

210.3 m²



Floor 1

(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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Agents' Notes

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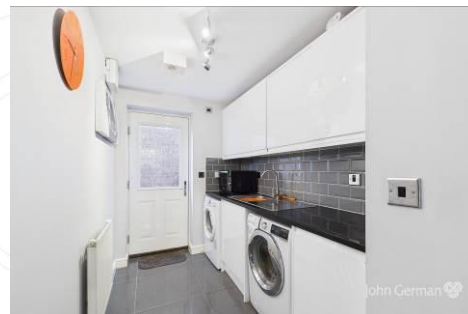
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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