

Acresview Close

Allestree, Derby, DE22 2AY

John
German





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£450,000

Beautifully designed executive home located on a south facing plot in this select development in the centre of Allestree with easy access to shops, reputable primary/secondary schools, transport links and Allestree Park.



Acreview Close is part of a small development of quality modern homes in the centre of Allestree which 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, which is 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 and Markeaton Park, having a boat ing 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: Entrance hall with a composite entrance door, laminate flooring, stairs to the first floor and two sets of glazed double doors leading to the main ground floor living spaces.

The guest cloakroom is also located off the hall and is fitted with a low flush WC and hand washbasin.

The front facing lounge has a large bay window and additional side window both fitted with plantain shutters, contemporary fireplace and understairs cupboard.

The open plan dining kitchen has been refitted with a good range of high quality shaker style wall and base units with matching cupboard and drawer fronts, wooden worktops, matching island, tiled splashback, ceramic one and a half bowl sink and drainer, double electric oven, gas hob and extractor hood over, space for an integrated fridge freezer and dishwasher, tiled floor, space for a generous dining table and chairs, uPVC double glazed windows and French doors out onto the rear garden, courtesy door to the garage. There is a practical built-in utility cupboard with double doors opening to reveal space for washing machine and tumble dryer with laminate work top and shelving.

On the first floor stairs lead to a central galleried landing with wooden hand rail and glazed bannister, built-in airing cupboard, uPVC double glazed window to the side and access to a part boarded loft area with pull down ladder and light.

The master bedroom has double aspect windows, fitted wardrobes and an en-suite shower room fitted with a double width shower enclosure and mains shower, wash basin and low level WC, tiled floor and walls, uPVC double glazed window, extractor fan and radiator.

There are three further double bedrooms also with fitted wardrobes served by a family bathroom appointed with a four piece suite comprising a panelled bath, separate shower cubicle with mains shower, wash basin and low level WC, uPVC double glazed window, extractor fan and radiator.

Outside, access to the property is via shared private driveway providing access to the front of the house where there is a double width driveway and lawned garden with gated side access to the rear. The large integral garage is fitted with an electric roller door and has been plastered and painted to make a great home gym with rear access to the garden and a courtesy door into the house. There is plenty of potential to convert the garage to utility or further living space subject to building regulation approval.

The rear garden is enclosed by timber fencing enjoying a south facing aspect. There is an attractive paved patio leading off from the property with a lawn beyond and planted borders with maturing shrubs and trees.

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.

Property construction: Standard **Parking:** Driveway & Garage **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas (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 E

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

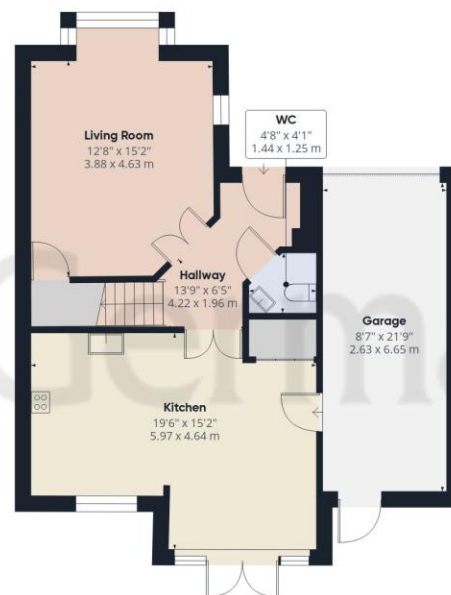
Our Ref: JGA23092025

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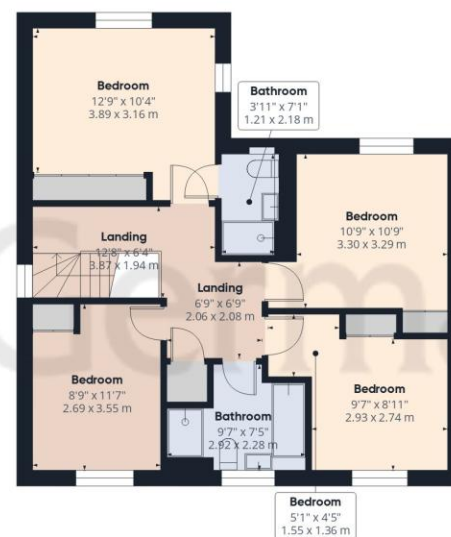


Ground Floor

Approximate total areaⁿ

1459 ft²

135.9 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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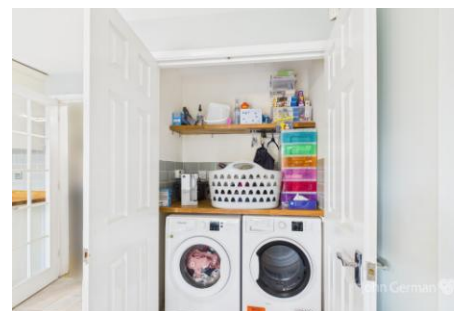
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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