



## 16 Cornhill, Allestree, Derby, DE22 2FT

**£699,950**



A wonderful and rare opportunity to acquire one of the finest homes in Allestree occupying the most idyllic garden plot adjoining the park positioned in old Allestree village conservation area.



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## DIRECTIONS

Approaching Allestree from Duffield Road (A6) continue along the A6 at the traffic island junction with the A38, shortly after passing the petrol filling station turn left onto Park Lane, shortly after the Evergreen community hall on the right, the property will be found on the right.

This handsome four bedroom arts and crafts detached family home which has not been on the market for over half a century, is attractively offered for sale with no upward chain and immediate vacant possession.

The gas centrally heated accommodation in brief comprises, formal entrance hallway, large lounge, separate dining room and dining kitchen with conservatory. To the first floor a semi-galleried landing leads to four double bedrooms, bathroom and separate WC.

Externally, the plot extends to approximately 0.5 acres and is enclosed by beautiful mature trees, shrubs and bushes. There is a large frontage with driveway approach, parking area and gardens. A side driveway continues to a tandem garage. The rear garden is certain to appeal to families, having an extensive lawn with mature trees and filled with wild flowers. There is also a detached brick outbuilding, greenhouse and direct on foot access to Allestree Park.

Allestree is a highly sought after residential

location located to the north of the city of Derby and with ease of access to enter the Peak District National Park, M1 corridor for onward travel and is home to large national and internationally recognised employers such as Rolls Royce, Bombardier and Toyota. Within Allestree are an impressive range of local amenities and facilities including grocery stores, post office, schooling, University, popular public houses and restaurants along with numerous parks, the closest being Allestree Park which adjoins the rear boundary of the gardens.

A superb forever home rarely available.

## ACCOMMODATION

### GROUND FLOOR

Entering the property beneath a recessed storm porch and through an attractive timber panelled door into:

### ENTRANCE HALLWAY

A beautiful formal hallway with stairs leading to the first floor, understairs cupboard, picture rail and radiator.

### CLOAKROOM

Low level WC and wash basin sat neatly in a vanity unit, radiator.

### LOUNGE

23'8" x 12' (7.21m x 3.66m)

A generous lounge having been extended featuring a large window overlooking the

extensive gardens, open fireplace and hearth, front and side windows, radiators.

### **DINING ROOM**

12'6" into the bay x 12'11" (3.81m into the bay x 3.94m)

A bay windowed lounge with front facing window with additional side window, ample space for a dining table and chairs, gas fireplace and hearth, built in cupboard and display, radiator.

### **DINING KITCHEN**

16'4" x 9'10" (4.98m x 3.00m)

A split level dining kitchen with fitted seating and with a range of wall and base units having matching cupboard and drawer fronts, laminate work surfaces, stainless steel double sink and drainer, double electric oven, hob and extractor fan over, space for a fridge freezer, dishwasher and washing machine. Additional built in cupboards, one housing the modern central heating boiler, side door, radiator and access into:

### **CONSERVATORY**

15'11" x 7'6" (4.85m x 2.29m)

A timber framed addition with double glazed windows and roof, twin doors open to the garden.

### **FIRST FLOOR**

#### **LANDING**

Attractive semi-galleried landing with wall panelling, built in store cupboard, loft access with loft ladder, radiator.

#### **BEDROOM ONE**

16'2" x 12'11" (4.93m x 3.94m)

A spacious double bedroom with fitted wardrobes, provision for en-suite, front facing window with pleasant aspect, eaves storage and radiator.

#### **BEDROOM TWO**

11'11" x 8'5" (3.63m x 2.57m)

A second double bedroom with built in cupboards and dressing table, window overlooking the rear garden and radiator.



### **BEDROOM THREE**

9'11" x 9'11" (3.02m x 3.02m)

A third double bedroom also with fitted cupboards, dressing table, rear facing window and radiator.

### **BEDROOM FOUR**

10' x 8'9" (3.05m x 2.67m)

A further double bedroom with front and side windows, fitted cupboards, eaves storage and radiator.

### **BATHROOM**

9'3" x 6'1" (2.82m x 1.85m)

Fitted with a three piece suite comprising a bath with mains shower over, wash basin and bidet, windows, airing cupboard and chrome towel radiator.

### **WC**

Low level WC and wash basin.

### **OUTSIDE**

The plot extends to approximately 0.5 acres and is enclosed by beautiful mature trees, shrubs and bushes. There is a large frontage

with private driveway approach arriving at a large parking area with well screened front gardens. A side driveway continues to a tandem garage. The rear garden is certain to appeal to families, having an extensive lawn filled with wild flowers, mature trees, pond and established borders. There is also a detached brick outbuilding, greenhouse and direct on foot access to Allestree Park.

### **TANDEM DETACHED GARAGE**

31'11" x 10'1" (9.73m x 3.07m)

Main electrically operated up and over door, personal side door.

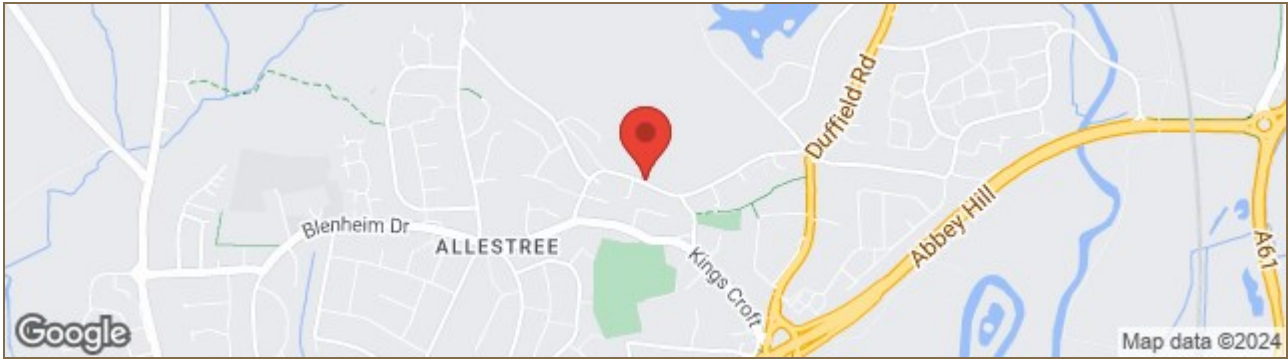
### **PLEASE NOTE**

Given the size of the plot there could be potential for the addition of a separate dwelling this would be subject to gaining satisfactory planning permission which at present does not exist.

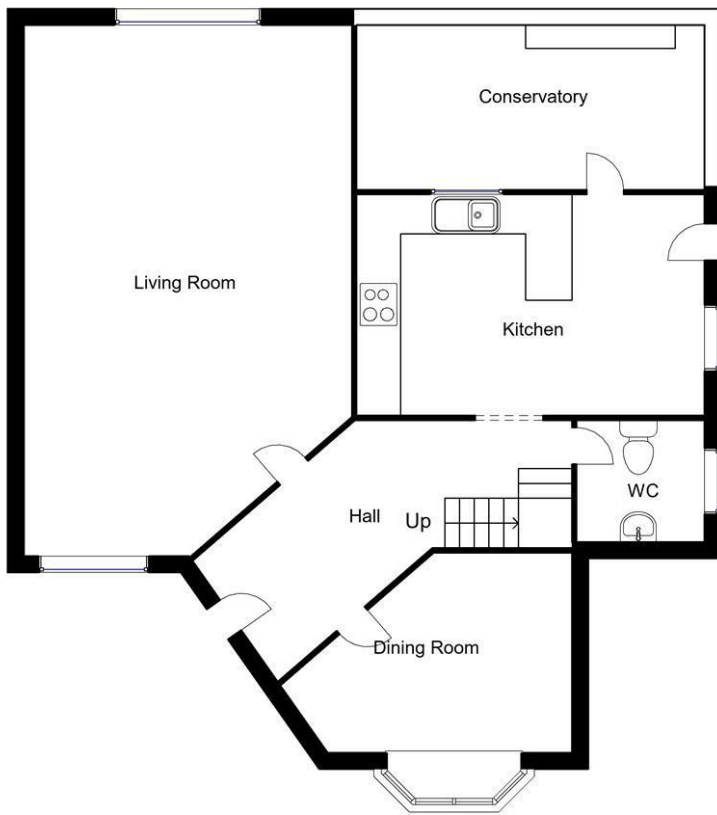




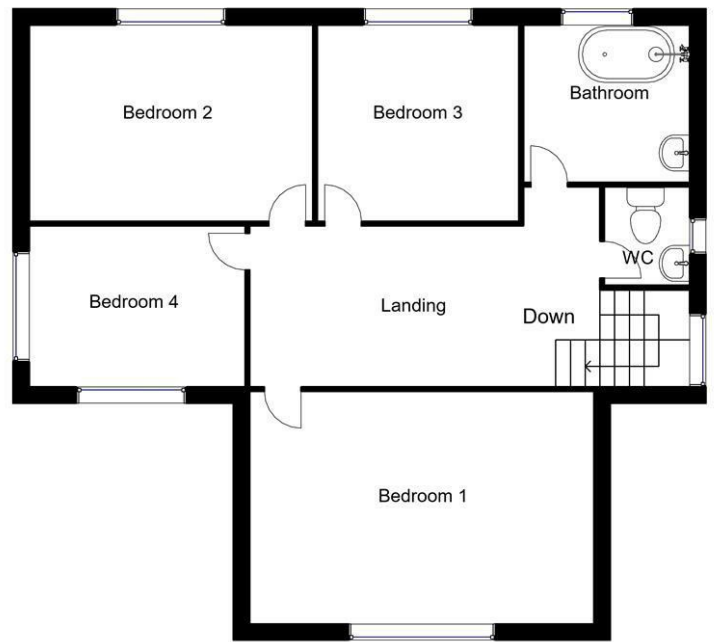
## Road Map



Ground Floor  
86 sq.m/927.39 sq.ft  
approx



First Floor  
67 sq.m/720.94 sq.ft  
approx

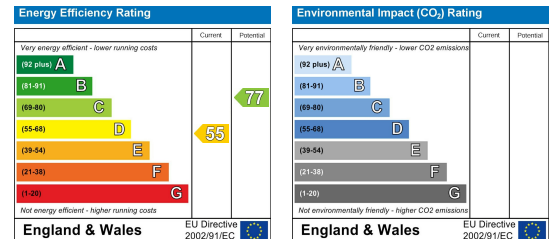


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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