

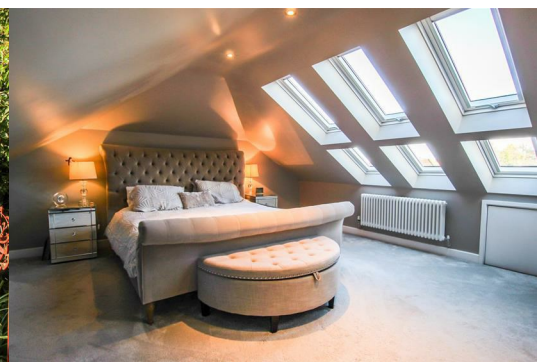


6 Cavendish Avenue, Allestree, Derby, DE22 2AQ

£585,000

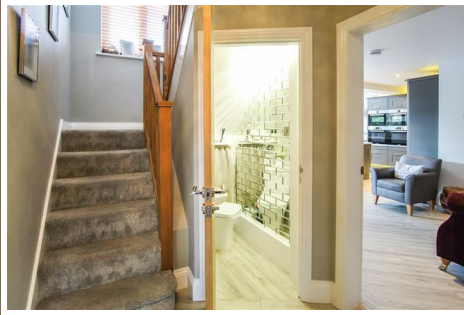


A masterfully crafted and beautifully presented, quite brilliant family home featuring accommodation which provides both style and substance in this ever popular and sought location.



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£585,000



DIRECTIONS

Approaching Allestree from the city centre on Duffield Road, turn left onto Ferrers Way taking the second right onto Cavendish Avenue where the property will be found a short distance on the right.

This stunning home features, three reception rooms, magnificent open plan living kitchen, four double bedrooms, two en-suite along with an attractive landscaped garden. There is also a combination of underfloor and traditional radiator heating with the addition of owned solar panels reducing electric running costs.

In brief the spacious accommodation which is set over three floors comprises, central entrance hallway, guest cloakroom, lounge with bay window, dining room with bi-folding doors and third versatile reception room also with bay window, magnificent living dining kitchen also with bi-folding doors and a separate utility room. To the first floor there are three double bedrooms, one with en-suite and the main five piece family bathroom. On the second floor is the master suite comprising a large bedroom area, separate shower room and dressing room.

Externally, the property enjoys a wide curtilage with a block paved driveway leading to a garage. The rear garden enjoys a large patio area accessed from both sets of bi-folding doors, lawn and barbeque/bar area.

Cavendish Avenue is an attractive and wide street located off Ferrers Way close to Duffield

Road and also the impressive range of shopping and service amenities found within Allestree. There is also reputable local schooling and beautiful parks.

A wonderful family home and location.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Classically centrally positioned, accessing through a solid wooden front door into a formal hallway with herringbone style vinyl flooring with underfloor heating, radiator, stairs lead to the first floor with oak balustrade.

CLOAKROOM

Fitted with a WC and basin, feature tiled wall and vinyl flooring with underfloor heating, storage recess and extractor fan.

LOUNGE

13'10" into bay x 13'4" (4.22m into bay x 4.06m)

A cosy formal lounge with UPVC double glazed bay window to the front elevation, curved bay radiator, media connections and feature electric fire inset to the wall between the lounge and dining room.

DINING ROOM

13'4" x 11'4" (4.06m x 3.45m)

A further formal reception room with ample space for a dining table, bi-folding doors open onto the rear patio, beautiful wood effect tiled floor, radiator.

SITTING ROOM

13'9" x 12'3" (4.19m x 3.73m)

A third and versatile reception room currently used as a play room having the second UPVC double glazed bay window and curved bay radiator.

OPEN PLAN LIVING KITCHEN

A superb space featuring a thoughtfully designed layout including plentiful fitted units and seating and with wood effect vinyl flooring throughout with underfloor heating.

SITTING AREA

10'4" x 5'7" (3.15m x 1.70m)

With space for comfortable seating, wall mounted media connections, radiator, continuing into:

DINING KITCHEN

The kitchen area is arranged in an 'L' shaped design with a stunning range of fitted wall and base units with matching cupboard and drawer fronts, granite work surfaces and matching upstands with a ceramic 1.5 sink and drainer. The kitchen is beautifully integrated and features four ovens, a five pan induction hob

with extractor fan over, dishwasher and wine cooler. There is space for an American style fridge freezer. Superb lighting throughout includes LED spotlights and soffit lighting.

A fitted dining bench allows the perfect space for a table and chairs with a great aspect though feature windows and a second set of bi-folding doors into the garden with additional natural light through two large Velux windows.

UTILITY ROOM

8'11" x 4'4" (2.72m x 1.32m)

A further matching range of kitchen units, granite work surfaces and stainless steel sink, vinyl flooring with underfloor heating, space for twin laundry appliances, large Velux window and access into the garage.

FIRST FLOOR

LANDING

An attractive landing area with stairs continuing to the first floor also with oak balustrade, front facing UPVC double glazed window and radiator.



BATHROOM

10'4" x 8'10" (3.15m x 2.69m)

A superb spacious family bathroom featuring a five piece suite comprising a deep panelled bath with handheld shower attachment, corner shower cubicle with mains chrome overhead and regular showers, curved screen and door, twin contemporary bowl sink with chrome taps sat on a vanity store unit with granite counter top, tiled floor with underfloor heating, half tiled walls, UPVC double glazed window, chrome towel radiator, extractor fan and inset ceiling spotlights.

BEDROOM TWO

13' x 12'2" (3.96m x 3.71m)

A superb guest suite having a front facing UPVC double glazed window, radiator and ample space for all bedroom furniture.

EN-SUITE

4'10" x 2'7" (1.47m x 0.79m)

Compactly appointed with a shower cubicle with mains chrome shower overhead and regular showers, wash basin sat on a vanity unit and concealed cistern WC, attractively tiled, underfloor heating, chrome towel radiator, extractor fan and inset ceiling spotlights.

BEDROOM THREE

14'1" x 12'2" (4.29m x 3.71m)

A large double bedroom with front facing UPVC double glazed window and radiator.

BEDROOM FOUR

14' x 11'10" (4.27m x 3.61m)

A large fourth double bedroom having a rear facing UPVC double glazed window overlooking the gardens, radiator.

SECOND FLOOR

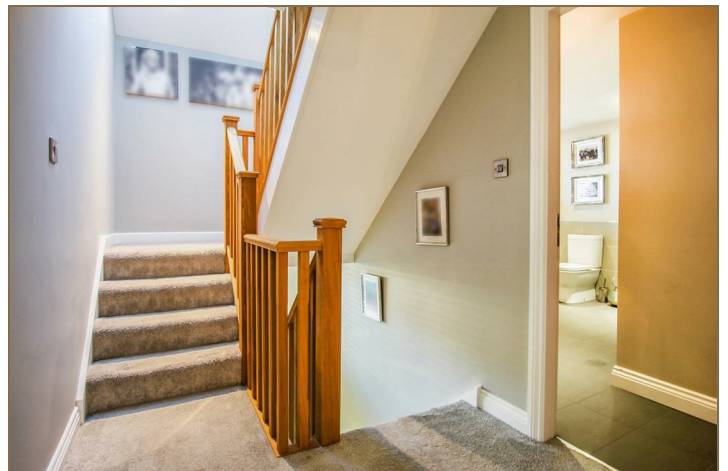
LANDING

With access to the three rooms of the master suite and accessed via an attractive staircase with Velux windows, eaves storage and radiator.

BEDROOM

17'4" x 16'1" (5.28m x 4.90m)

A luxurious bedroom area with seven Velux windows to the rear elevation, plentiful space for a large bed and bedside cabinets along with additional furniture and comfy seating if desired, eaves storage and radiator.



SHOWER ROOM

10'3" x 7'2" (3.12m x 2.18m)

Beautifully appointed with a large walk in shower cubicle and mains overhead shower, glazed screen, superb cone shaped wash basin with chrome taps and shelf, concealed cistern WC, attractively tiled floor and skirting, underfloor heating, recessed shelving and store, Velux windows, chrome towel radiator, extractor fan and inset ceiling spotlights.

DRESSING ROOM

10'6" x 6'7" (3.20m x 2.01m)

With fitted hanging rails and inset ceiling spotlights.

OUTSIDE

The front enjoys a wide curtilage and is block paved to provide ample off road parking leading to the garage and front set door beneath a covered storm porch.

The rear garden has been beautifully landscaped with an area for the whole family to enjoy. A paved patio area which overlooks the garden from a slightly elevated position is connected between the dining room and kitchen

both accessing from bi-folding doors. The lower garden has a lawn with established planted borders, terrace with further seating and barbeque and bar area. There is gated side access.

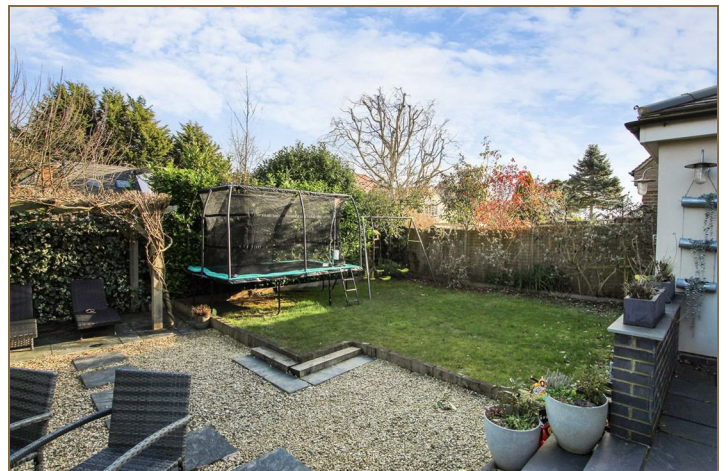
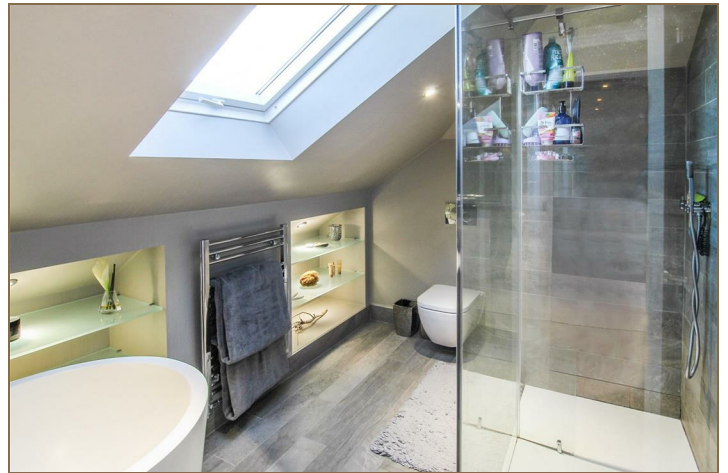
GARAGE

12'1" x 9' (3.68m x 2.74m)

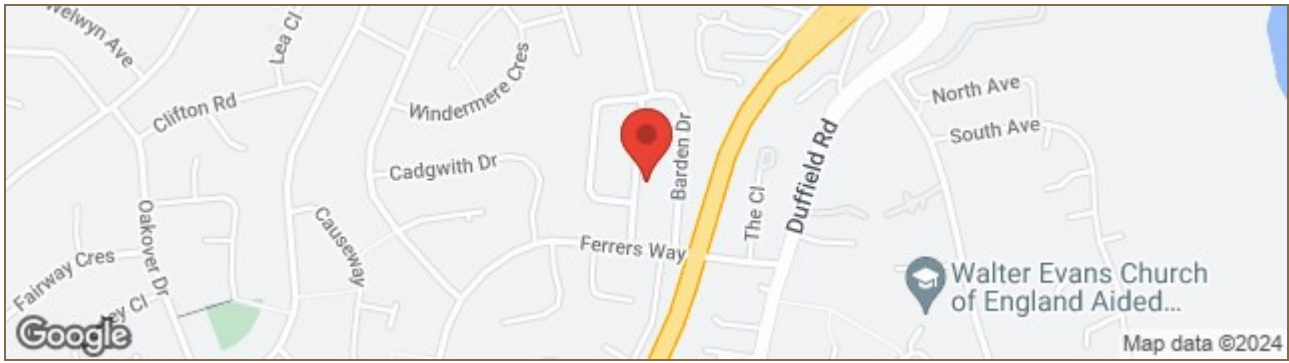
With twin opening timber and glazed doors, Worcester combination boiler, hot water cylinder and solar panel instruments.

SOLAR PANELS

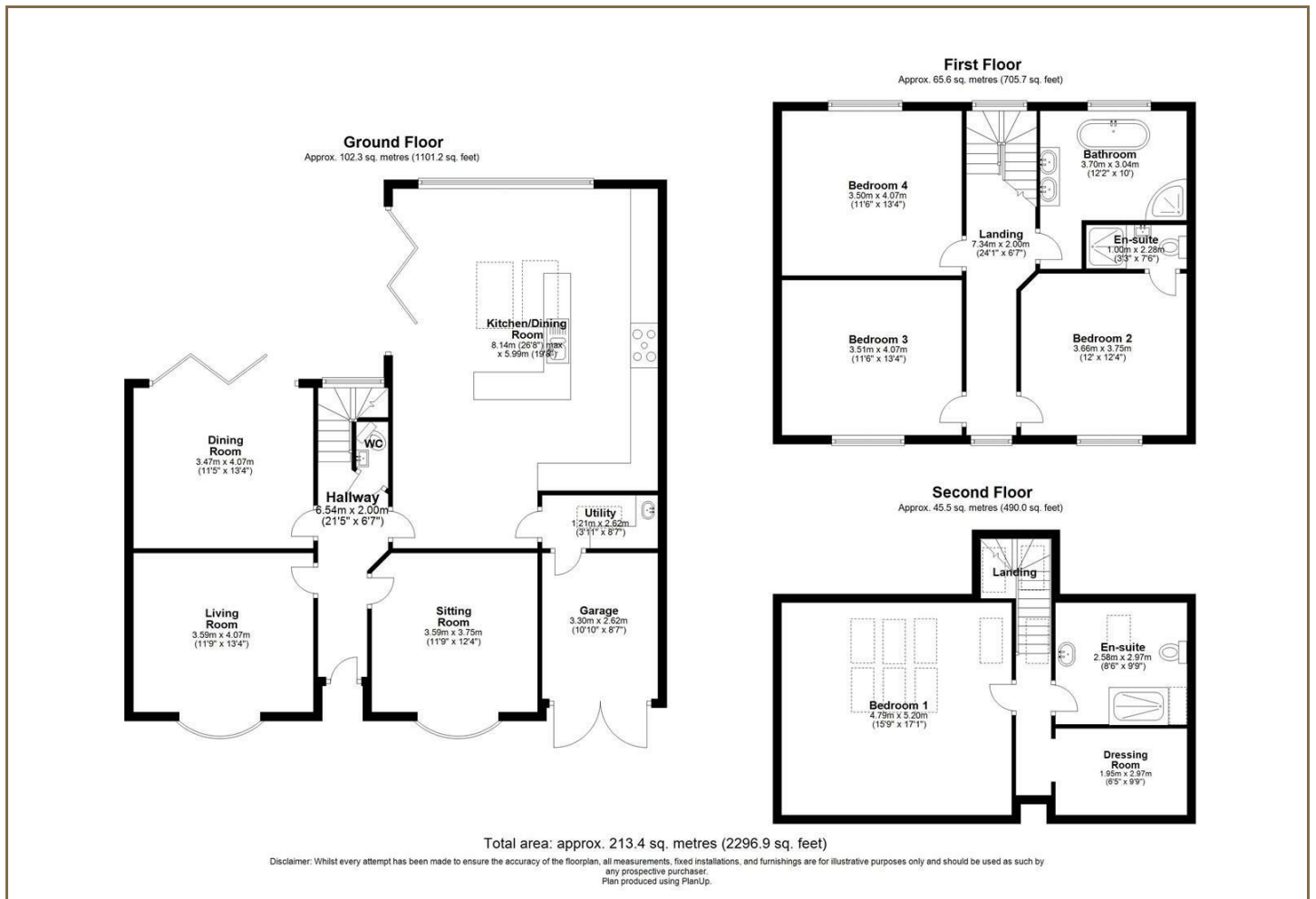
Contributing towards the reduced running costs of the house and are owned. The panels have been sympathetically recessed into the roof covering for discretion.



Road Map



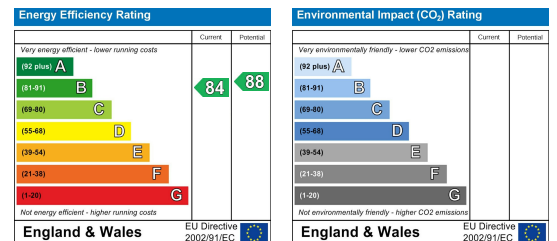
Floor Plan



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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