



## 13 Harewood Road, Allestree, Derby, DE22 2JP

Offers Over **£310,000**

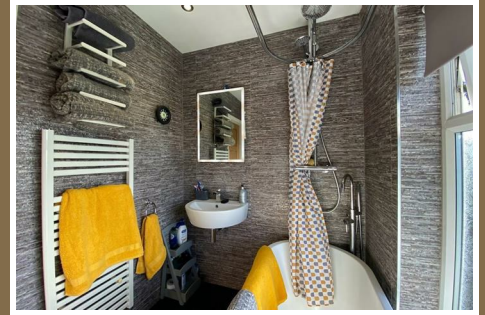


A classic bay windowed three bedroom semi detached family home featuring an impressive dining kitchen, main bedroom with Juliet balcony and a delightful south-westerly facing garden.



# 13 Harewood Road, Allestree, Derby, DE22 2JP

Offers Over £310,000



## DIRECTIONS

From Kedleston Road approaching Allestree, turn right onto Allestree Lane at the Markeaton public house, follow for 1/4 mile turning left onto Harewood Road where the property will be found a short distance on the left.

This excellent family home is gas centrally heated and UPVC double glazed throughout with well presented accommodation comprising, entrance hallway, lounge, dining kitchen, three first floor bedrooms and a beautifully appointed bathroom.

Externally, there is a full width driveway, side double gates leading to the south-westerly facing garden which has a raised decked terrace, expanse of lawn with a further fenced enclosed space, garden shed and brick outbuilding housing the combination boiler.

There is excellent potential for side and rear extensions subject to planning permission.

Harewood Road is an attractive residential street off Allestree Lane close to Allestree's host of shopping and service amenities including shopping outlets, infants, junior and secondary schools, parks, cafes and popular public houses. The city centre, A38 and the National Trust Kedleston Hall estate are within a few miles away.

A quality family home and location.

## ACCOMMODATION

Entering the property beneath a recessed covered storm porch and through an original timber and stained glass door into:

### HALLWAY

A formal hall with inset floor mat, vertical designer radiator, stairs to first floor with useful storage area beneath.

### LOUNGE

12'10" x 11'10" into bay (3.91m x 3.61m into bay)

An attractive UPVC double glazed bay windowed room, feature brick revealed chimney, media connections and radiator.

### DINING KITCHEN

18'9" max x 11'11" max (5.72m max x 3.63m max)

A superb open plan space with tiled floor throughout.

The kitchen is appointed with a plentiful range of wall and base units including curved end units with matching cupboard and drawer fronts, laminate work surfaces and matching upstands, composite sink and drainer, electric oven, gas hob and extractor fan over, integrated dishwasher and space for a washing machine, side UPVC double glazed window and inset ceiling spotlights.

The dining area has plentiful room for a dining table and chairs and features a further fitted pantry size kitchen unit, space for an



American style fridge freezer. UPVC double glazed French doors lead onto a superb decked seating and entertaining area, radiator.

## FIRST FLOOR

### LANDING

Side UPVC double glazed window.

### BEDROOM ONE

11'11" x 11'5" (3.63m x 3.48m)

A superb double bedroom featuring UPVC double glazed French doors opening as a Juliet balcony with far reaching views, plentiful space for bedroom furniture, radiator.

### BEDROOM TWO

11'10" x 10'10" (3.61m x 3.30m)

A second spacious double bedroom with front facing UPVC double glazed window, plentiful space for all bedroom furniture, radiator.

### BEDROOM THREE

8'1" x 6'5" (2.46m x 1.96m)

A single bedroom also with space for a study area, front facing UPVC double glazed window and radiator.

### BATHROOM

6'9" x 5'5" (2.06m x 1.65m)

A beautifully tiled bathroom featuring a superb three piece white suite with mains shower over an oval bath, wash basin and WC, feature UPVC double obscure glazed picture window, inset ceiling spotlights, extractor fan and towel radiator.

### OUTSIDE

Externally, there is a full width driveway, side double gates leading to the south-westerly facing garden which has a raised decked terrace, expanse of lawn with a further fenced enclosed space, garden shed and brick outbuilding housing the combination boiler.

There is excellent potential for side and rear extensions subject to planning permission.





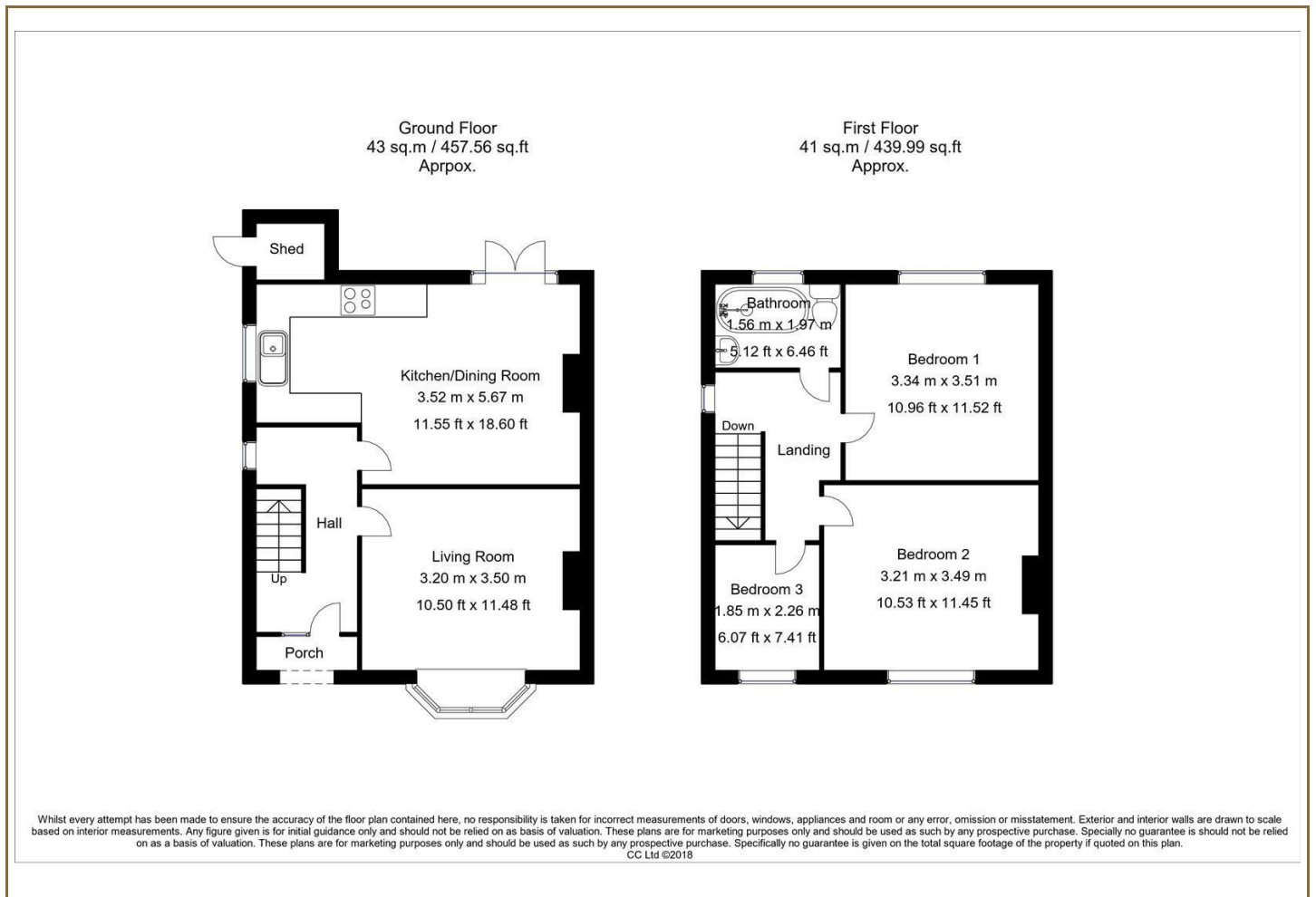




## Road Map



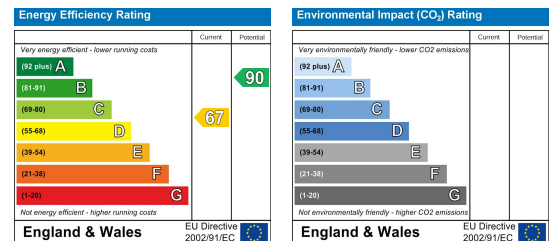
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk