



1 Ladycroft Paddock, Allestree, Derby, DE22 2GA

£550,000



Occupying a large garden plot is this individually styled and particularly spacious four/five bedroom detached family home with two garages and backing onto the beautiful Allestree park.



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DIRECTIONS

From Duffield Road (A6) in Allestree, pass the petrol station taking the next left turning into Park Lane, follow the road for a short distance through Allestree old village taking the first right turning into West Bank Road, then first right again onto Ladycroft Paddock where the property will be found immediately on the left.

Enjoyed an established and mature residential position this spacious family home offers gas centrally heated and UPVC double glazed accommodation which briefly comprises, entrance hallway, cloakroom, large lounge, separate dining room and a modern fitted kitchen with separate utility room, there is also a third reception room/bedroom five. To the first floor a long passaged landing leads to four bedrooms and large four piece bathroom.

Externally the property has a large driveway and large lawned front garden, double and single garage. The rear garden which backs onto Allestree park, is generous having a paved patio and large expanse of shaped lawns with mature borders and side store area with sheds.

If desired, there is potential for extension subject to gaining the necessary planning permission.

Located off West Bank Road, this property

sits proudly at the start of Ladycroft Paddock occupying a large corner plot backing directly onto the beautiful Allestree park. Locally there is an impressive range of shopping and service amenities along with reputable infant, junior and secondary schools. The city centre, Peak District and A38 road network leading to the M1 corridor are all within easy reach.

A wonderful family home and location.

ENTRANCE HALLWAY

A spacious reception area with twin UPVC double glazed windows either side of the front door, stairs lead to the first floor, inset spotlights, tall designer radiator.

ACCOMMODATION

GROUND FLOOR

Accessing the property beneath a covered storm porch and through an attractive composite front door into:

CLOAKROOM

Fitted with a low level WC and basin.

LOUNGE

18'5" x 14'6" (5.61m x 4.42m)

A large family room having a wide UPVC double glazed overlooking the rear garden, fireplace with an inset electric fire, media connections, radiator.

DINING ROOM

11'10" x 9'10" (3.61m x 3.00m)

Accessed from both the lounge and kitchen with a rear facing UPVC double glazed window, radiator.

KITCHEN

16'2" x 8'6" (4.93m x 2.59m)

Appointed with a plentiful range of wall and base units with matching grey cupboard and drawer fronts, laminate work surfaces with a ceramic twin sink and tiled splashbacks, electric oven and hob with an extractor fan over, Karndean flooring with underfloor heating, UPVC double glazed window, radiator.

PLAYROOM/BEDROOM FIVE

14'9" x 9'0" (4.50m x 2.74m)

A versatile room located at the foot of the stairs having a UPVC double glazed window and radiator.

UTILITY ROOM

8'3" x 5'11" (2.51m x 1.80m)

A practical space for laundry with space for a

washing machine and tumble dryer, work surfaces, door to garden, extractor fan and radiator.

FIRST FLOOR

PASSAGED LANDING

With independent access to all first floor rooms and having fitted store cupboard with sliding doors, a deep second cupboard houses the Worcester combination boiler (providing domestic hot water and gas central heating), front facing UPVC double glazed windows and radiator.

BEDROOM ONE

15'4" x 12'5" (4.67m x 3.78m)

Large rear facing UPVC double glazed window overlooking the garden and with a pleasant view towards Allestree Park and golf course, radiator and with an interconnecting door to bedroom four.

BEDROOM TWO

17'0" x 10'3" (5.18m x 3.12m)

Accessed from a half landing having a large



front facing UPVC double glazed window, radiator.

BEDROOM THREE

12'7" x 8'11" (3.84m x 2.72m)

Also accessed from the main landing, rear facing UPVC double glazed window and radiator.

BEDROOM FOUR

12'7" x 10'4" (3.84m x 3.15m)

UPVC double glazed window overlooking the rear with radiator. Believed to once have been an en-suite to bedroom one with evidence of former plumbing visible.

BATHROOM

12'6" x 8'6" (3.81m x 2.59m)

Particularly spacious and fitted with a four piece suite comprising a panelled bath with a wall recessed chrome tap and control, large corner shower cubicle with a mains shower, low level WC and wash hand basin, vinyl flooring, UPVC double glazed window and radiator.

OUTSIDE

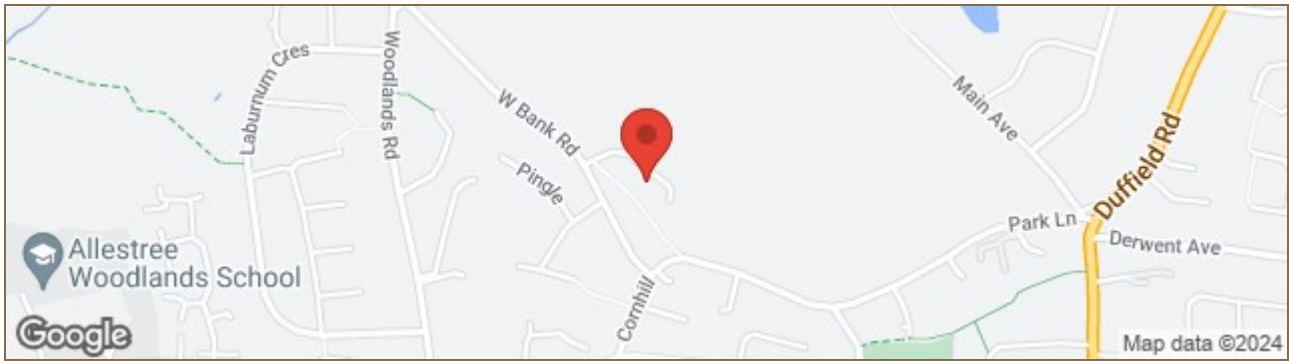
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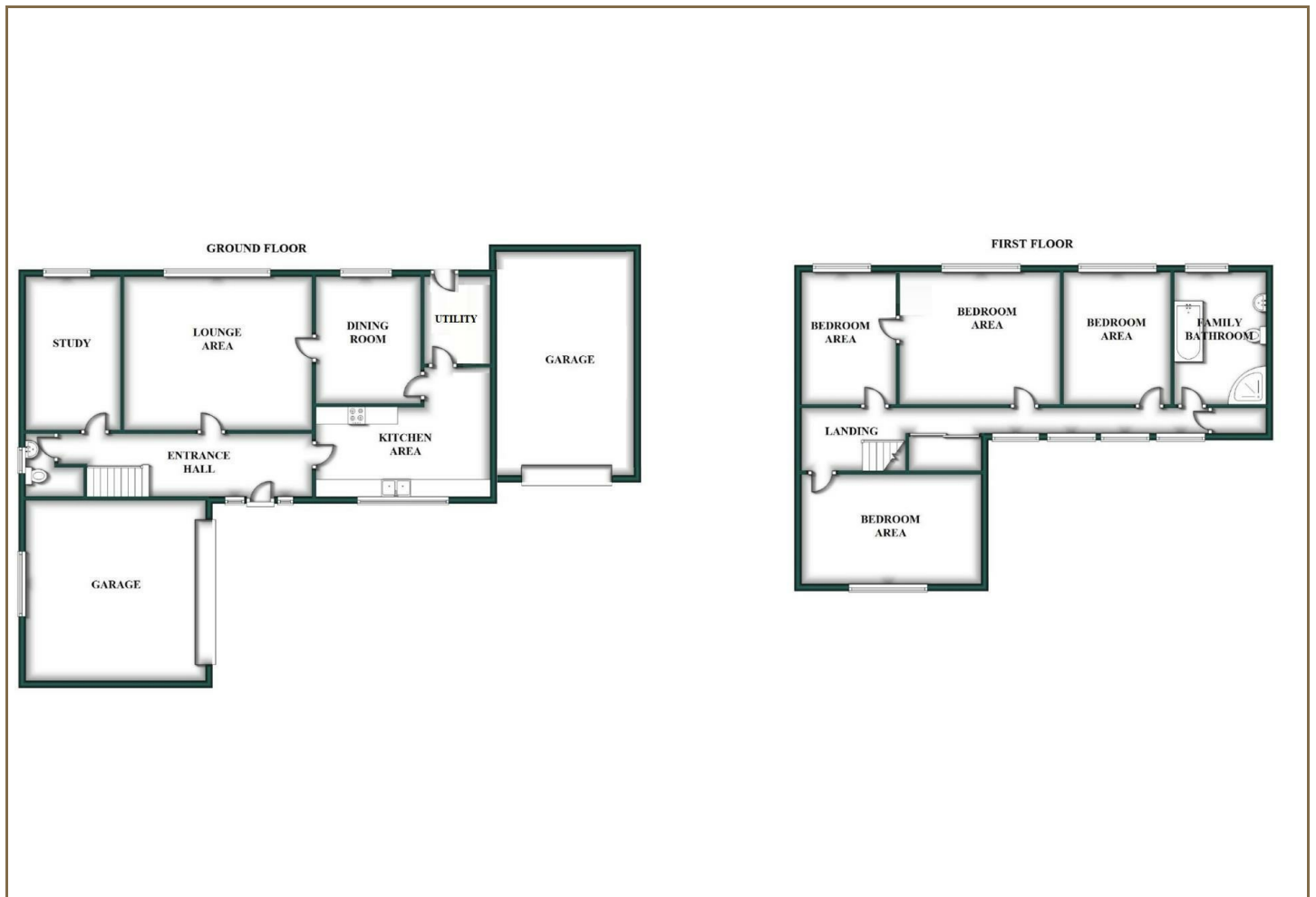




Road Map



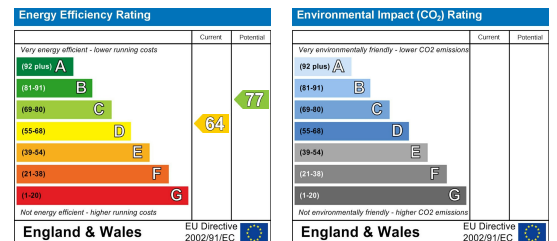
Floor Plan



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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