



20 Windermere Crescent, Allestree, Derby, DE22 2SE

£279,950



A unique two bedroom (formally three) two bathroom semi-detached property with garage conversion and extended living dining kitchen with beautiful garden and attractively offered for sale with immediate vacant possession and no chain.



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DIRECTIONS

The property is best approached from Birchover Way turning onto Portreath Drive, then left onto Windermere Crescent, follow the road to the right where the property will be found on the inside of the bend also on the right.

A viewing of this reconfigured and extended property can be highly recommended.

This impressive home provides UPVC double glazing along with gas central heating powered by a modern combination boiler. The smartly presented accommodation comprises entrance porch, large living room with double doors opening to a spacious extended living dining kitchen with integrated appliances and leading into two further separate areas suitable as a home office, playroom or hobby room. To the first floor there is a landing which leads into the large principal bedroom suite (formally two bedrooms and could be reinstated if desired) with ample space for all bedroom furniture and leading into a generous en-suite, there is also a second double bedroom and main bathroom.

Externally there is a driveway providing off road parking and pleasant front garden, gated side access to rear.

The rear garden is beautifully planted offering a high degree of privacy having a decked

seating terrace leading onto a lawn continuing to the end of the garden where there is a timber store shed.

The property is located close to all of Allestree's impressive range of amenities and facilities suitable for every day family life including schools, doctors, grocery stores, post office, cafes, popular public houses and beautiful parks.

An excellent and unique property in a sought after location offered for sale with no chain and immediate vacant possession.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Main UPVC double glazed door and windows, useful space for coats and shoes etc, inner door into:

LIVING ROOM

14'7" x 13'7" (4.45m x 4.14m)

A large reception room with wooden flooring throughout, fireplace with inset electric fire, front and side UPVC double glazed windows allow plenty of natural light, stairs lead to the first floor, media connections and radiator, internal glazed double doors open into:

DINING KITCHEN

17' x 14'8" (5.18m x 4.47m)

A large extended space with ample room for a dining table and chairs, wooden flooring

throughout, UPVC double glazed French doors lead to the rear garden, ceiling downlighters and radiator.

The kitchen is appointed with a plentiful range of wall and base units with matching cupboard and drawer fronts, Quartz work surfaces, stainless steel sink, electric oven, gas hob and extractor fan over, integrated dishwasher, fridge and freezer with space for a washing machine. Access into:

ADDITIONAL ROOM ONE

10'5" x 7'3" (3.18m x 2.21m)

A versatile use room with UPVC double glazed window, ceiling downlighters, built in cupboard housing modern combination boiler, radiator, door into:

ADDITIONAL ROOM TWO

9'2" x 7'8" (2.79m x 2.34m)

A further versatile room having a front facing UPVC double glazed window, ceiling downlighters and radiator.

FIRST FLOOR

LANDING

With loft access and side UPVC double glazed window allowing for plentiful natural light.

BEDROOM ONE

14'8" x 9'8" (4.47m x 2.95m)

A large principal bedroom suite (formerly two bedrooms) having two front facing UPVC double glazed windows, built in bulkhead shelf and plentiful space for all bedroom furniture, large wardrobes with sliding doors, ceiling downlighters and radiator.

EN-SUITE

8'5" x 4'9" (2.57m x 1.45m)

Smartly appointed with a three piece suite comprising a shower cubicle with electric shower and sliding screen doors, wash basin and WC, tiling to splash areas, ceiling downlighters and extractor fan.

BEDROOM TWO

10' x 8'6" (3.05m x 2.59m)

A comfortable double bedroom having a rear facing UPVC double glazed window with a pleasant aspect over Allestree and



countryside beyond, ceiling downlighters and radiator.

BATHROOM

5'10" x 5'5" (1.78m x 1.65m)

Appointed with a white three piece suite comprising a panelled bath, wash basin and WC, tiled floor and walls, UPVC double glazed window, chrome towel radiator.

OUTSIDE

Externally there is a driveway providing off road parking and pleasant front garden, gated side access to rear.

The rear garden is beautifully planted offering a high degree of privacy having a decked seating terrace leading onto a lawn continuing to the end of the garden where there is a timber store shed.

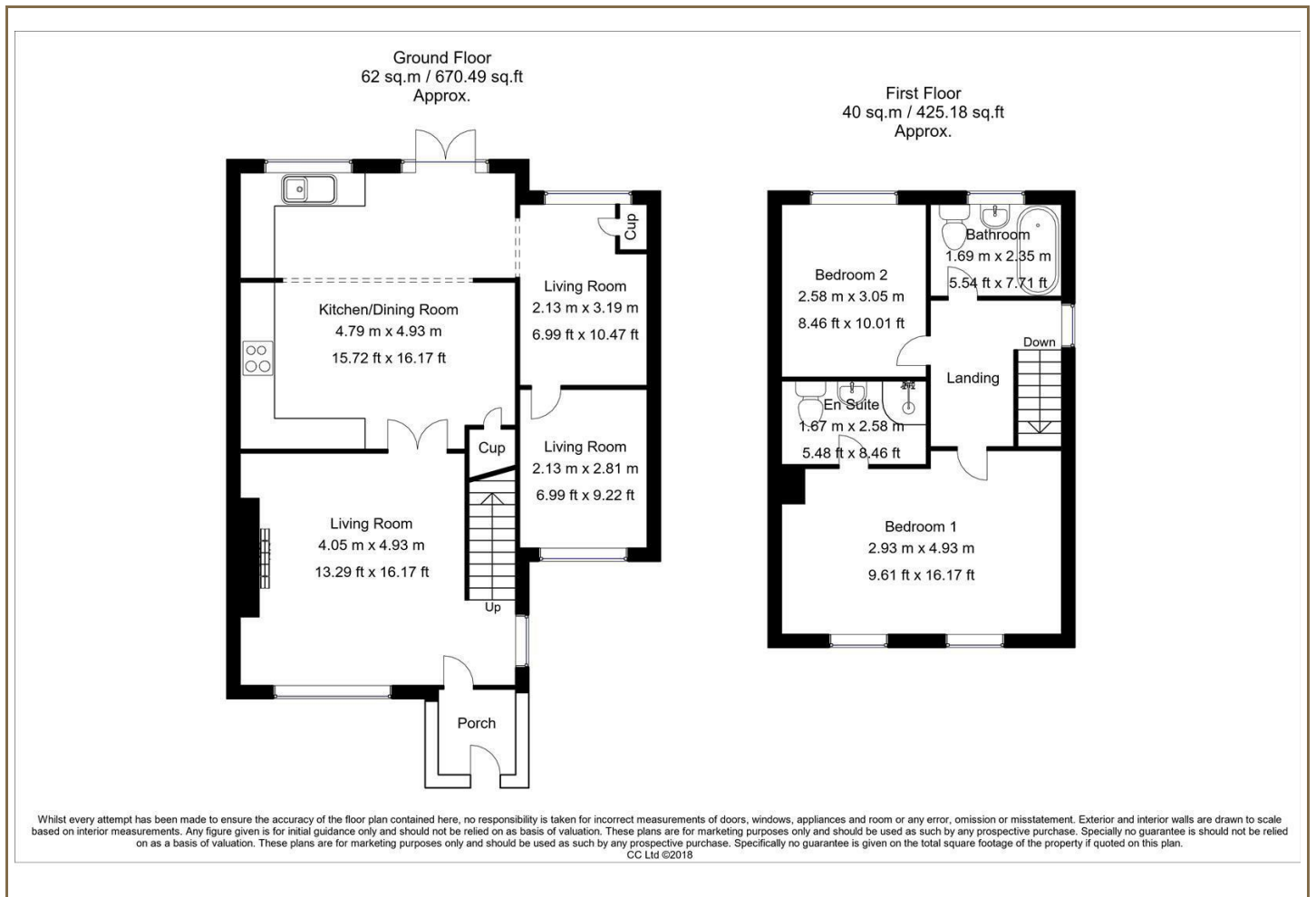




Road Map



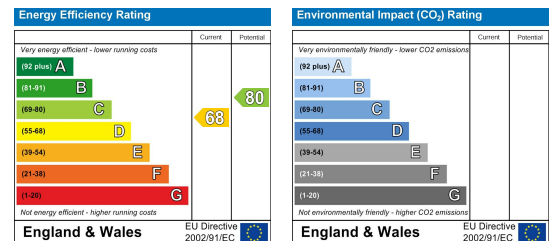
Floor Plan



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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