



2 Harpswell Close, Allestree, Derby, DE22 2XX

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Enjoying a lovely position with a deep frontage is this smartly presented four bedroom detached residence with charming rear garden, en-suite and utility room.



DIRECTIONS

Approaching from Derby follow Duffield Road turning left onto Ferrers Way at the traffic lights in Darley Abbey. Follow the road taking the first left turn into Finningley Drive, continue passing the green area turning left into Harpswell Close where the property will be doing immediately on the right.

Found off Ferrers Way close to Duffield Road, this cul-de-sac positioned family home enjoys a lovely position with ease of access to Allestree's many amenities.

The gas centrally heated and UPVC double glazed accommodation comprises entrance hallway, cloakroom WC, lounge and separate dining room separated by double doors, fitted kitchen flowing into a utility room. To the first floor there is a passaged landing with store, main bedroom with wardrobe and en-suite, three further bedrooms all with fitted wardrobes and main bathroom.

Externally the property occupies a generous corner plot with a deep frontage comprising a long paved driveway leading to an integral garage, surrounding lawns and manicured specimen plants and bushes.

The rear garden is beautifully planted and landscaped with a deep patio leading onto a lawn. The garden offers a high degree of privacy also with a side storage area and gate.

The Finningley Drive development is a pleasant leafy residential area largely built around a green area with mature trees. Ease of access can be sought from here to Allestree's impressive range of local amenities and facilities including schools, shops, medical provisions, popular public houses and open green spaces including recreation ground and the beautiful Allestree park.

A superb family home, plot and position.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Main UPVC double glazed front door with window leading into a formal spacious hallway with stairs leading to the first floor and useful open plan cloaks area beneath and cupboard, radiator.

CLOAKROOM WC

Fitted with a low level WV and wash basin, UPVC double glazed window, tile effect vinyl flooring and radiator.

LOUNGE

15'1" x 10'8" (4.60m x 3.25m)

A generous lounge with front facing UPVC double glazed window, fireplace and surround with marble hearth, media connections, radiator and double doors opening into:

DINING ROOM

11'2" x 10'8" (3.40m x 3.25m)

A spacious dining room with UPVC double glazed French doors leading onto the rear patio, ample space for dining furniture, radiator and access into:

KITCHEN

8'10" x 8'5" (2.69m x 2.57m)

(Also accessed from the hallway)

Being fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and breakfast bar, electric oven, gas hob, space for an undercounter fridge, stainless steel sink and drainer, UPVC double glazed window, tiled floor, radiator and open plan access into:

UTILITY ROOM

8'11" x 5' (2.72m x 1.52m)

Fitted with a further range of wall and base units matching the kitchen, second sink, space for a washing machine and dishwasher, UPVC double glazed window and door to garden, concealed combination boiler, radiator.

FIRST FLOOR

LANDING

A passaged landing with loft access and store cupboard.

BEDROOM ONE

10'5" x 8'9" (3.18m x 2.67m)

Having a built in wardrobe and two front facing UPVC double glazed windows, radiator and private access into:

EN-SUITE

6' x 4'9" (1.83m x 1.45m)

Appointed with a white three piece suite comprising a shower cubicle with tiled walls and folding screen door, mains chrome shower, wash basin and WC, UPVC double glazed window and radiator.

BEDROOM TWO

10'10" x 8'11" + wardrobe depth (3.30m x 2.72m + wardrobe depth)

A second spacious double bedroom also with fitted wardrobes, a front facing UPVC double glazed window and radiator.

BEDROOM THREE

10'2" x 8'1" + wardrobe depth (3.10m x 2.46m + wardrobe depth)

A third generous bedroom also with built in wardrobes, rear facing UPVC double glazed window and radiator.

BEDROOM FOUR

8'6" x 6'7" (2.59m x 2.01m)

A perfect single bedroom or home office having built in wardrobes, rear facing upvc double glazed window and radiator.

BATHROOM

7'8" x 6'2" (2.13m '2.44m x 1.88m)

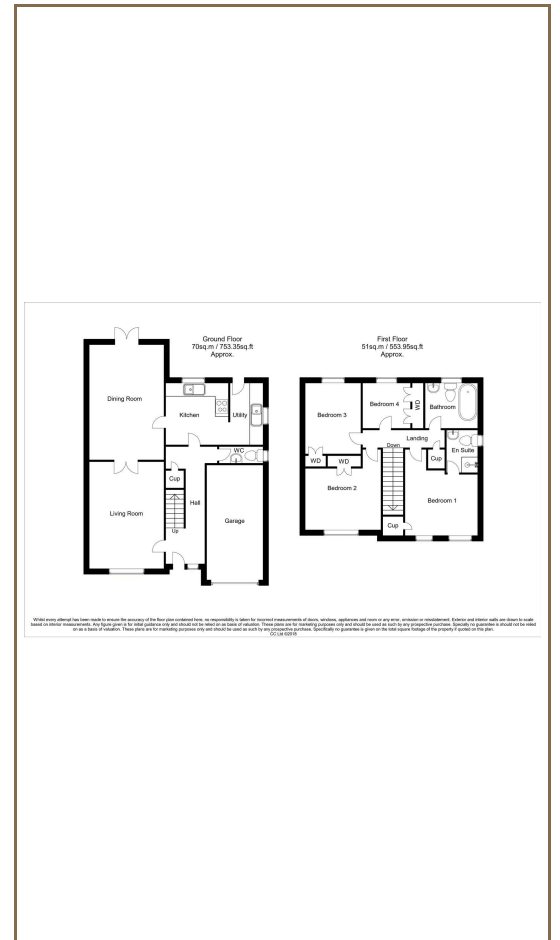
Appointed with a white three piece suite comprising a panelled bath, wash basin and WC, vinyl flooring, half tiled walls, UPVC double glazed window and radiator.

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Area Map



Floor Plans



Energy Efficiency Graph

