



29 Welbeck Grove, Allestree, Derby, DE22 2LS

Offers In The Region Of £360,000  4  2  2  D

A stunning and flexible detached property offering four bedrooms over two floors, featuring a superb large conservatory and modern kitchen. Positioned just off Blenheim Drive, the property is well located for all of Allestree's amenities including schooling and grocery stores.



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Internally the gas centrally heated and UPVC double glazed accommodation in brief comprises, entrance hallway, lounge, dining kitchen with integrated cooking appliances and fridge freezer, utility room with space for a washing machine, large conservatory overlooking the rear garden, two double ground floor bedrooms and shower room. To the first floor there are two further bedrooms and en suite shower room.

Externally there is ample off street parking, detached garage, shed and beautiful gardens.

The property has been subject to a professional scheme of improvements including redecoration, new flooring and upgraded en suite offering a very comfortable homely environment.

Externally, there is a wide blocked paved driveway that continues to the side and rear where there is a brick built detached garage.

The rear garden is delightfully landscaped offering a high degree of privacy. There are established planted borders, lawn, paved patio, decked seating area and timber shed.

Welbeck Grove is a small cul-de-sac located off Blenheim Drive.

Allestree is a sought after residential suburb having an impressive range of local shopping facilities covering most day to day

requirements. There is a frequent public transport service connecting to the nearby Derby city centre whilst the pleasant Derbyshire countryside is easily accessible including the National Trust Kedleston Hall estate.

A superb flexible use property and location.

DIRECTIONS

The property is easily approached from Kedleston Road, turning right onto Allestree Lane, at the small cross roads turn left onto Blenheim Drive, then second into Welbeck Grove turning left at the junction where the property will be found a short distance on the right.

ACCOMODATION

GROUND FLOOR

HALLWAY

Main upvc double glazed front door and window, laminate flooring, stairs to first floor, radiator.

BEDROOM ONE

12'6 x 10'11 (3.81m x 3.33m)

A comfortable double bedroom with front facing UPVC double glazed window, radiator.

BEDROOM TWO

12 x 9'6 (3.66m x 2.90m)

A second comfortable double bedroom also with front facing UPVC double glazed window and radiator.

SHOWER ROOM

7'8 x 5'5 (2.34m x 1.65m)

Fitted with a corner shower cubicle with electric shower, wash basin sat on a vanity store unit with mirrored cupboard over, low level WC also with storage surround, UPVC double glazed window, chrome towel radiator.

DINING KITCHEN

13'2 x 10'8 (4.01m x 3.25m)

Very nicely appointed with a range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, stainless steel sink and drainer, electric oven, gas hob and extractor fan over, space for an upright fridge freezer, ample space for a dining table and chairs, laminate flooring continuing from the hallway, side and rear UPVC double glazed windows, radiator.

LOUNGE

13'11 x 10'11 (4.24m x 3.33m)

A pleasant room with UPVC double glazed

French doors into the conservatory, electric fire with surround, radiator.

CONSERVATORY

16'6 x 9'10 (5.03m x 3.00m)

A large brick base conservatory with attractive pitched roof, tiled floor and surrounded by UPVC double glazed windows and French doors to the garden, two central heating radiators.

UTILITY

With space for an automatic washing machine, laminate work surface, sink and tap.

FIRST FLOOR

LANDING

With two useful store cupboards.

BEDROOM THREE

12 x 10'1 (3.66m x 3.07m)

With Velux window, pitched ceiling, eaves storage, wardrobe with hanging rails, radiator.



EN-SUITE

Compactly fitted with a low level WC, wash basin and shower cubicle with electric shower, Velux window, radiator.

BEDROOM FOUR

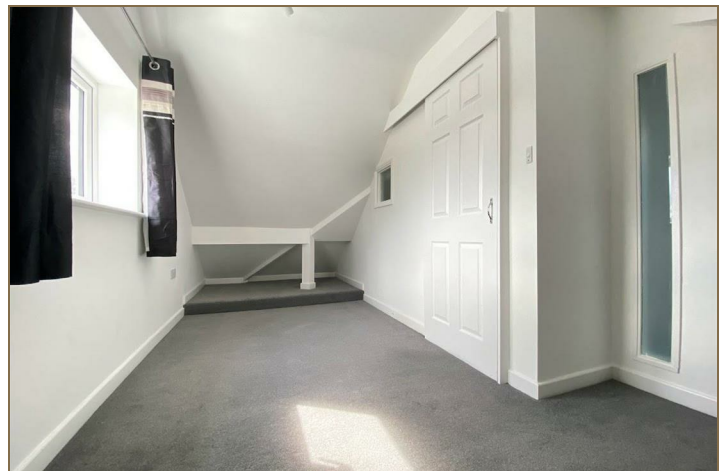
14'11 x 6'11 (4.55m x 2.11m)

An attractive shaped room with pitched ceiling, eaves storage, UPVC double glazed window and radiator.

OUTSIDE

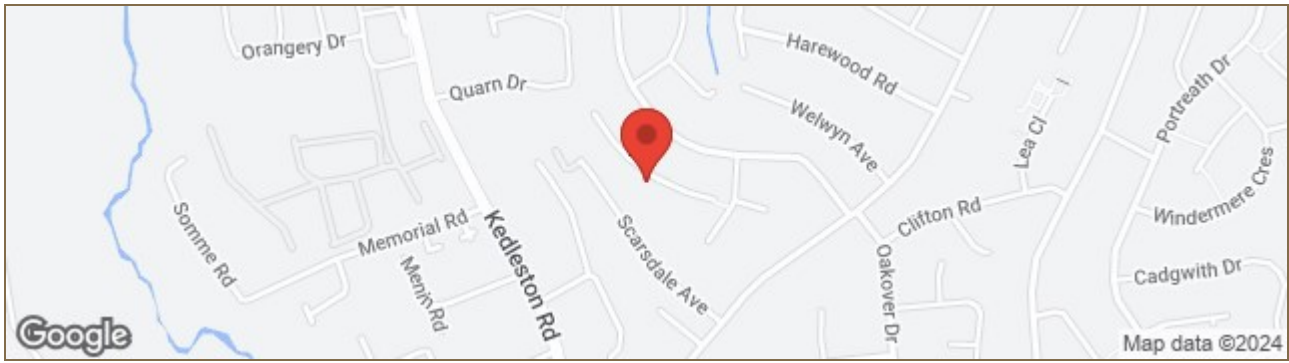
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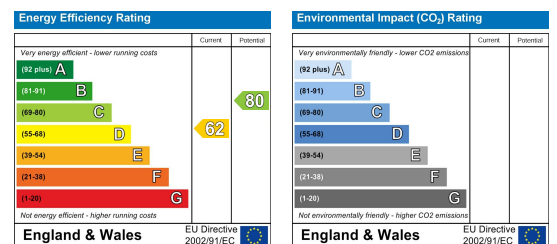
Road Map



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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