



34 Robincroft Road, Allestree, Derby, DE22 2FR

£400,000



A wonderfully crafted and superbly extended four bedroom semi-detached family home featuring an on-point living dining kitchen with bi-folding patio doors, en-suite to main bedroom and a versatile garden building.



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DIRECTIONS

Approaching Allestree from Duffield Road (A6) on reaching the large traffic island take the second exit into Kingscroft and continue to Allestree recreation ground where the property will be found on the right immediately after the junction with Park View Close.

This superbly presented home offers impressive accommodation which includes gas central heating and briefly comprises, entrance hallway, lounge, superb open plan living dining kitchen, the kitchen having integrated appliances, separate utility room, cloakroom and access into a half sized garage/store. To the first floor an attractive landing area leads to four well-proportioned bedrooms, the principle with en-suite and fitted wardrobes, there is finally a main bathroom with shower over bath.

Externally there is a block paved driveway providing off road parking also leading to the garage/store. The low maintenance rear garden is securely enclosed offering an expanse of artificial turf, patio and seating area, perfect for outside entertaining. There is a superb garden building suitable as a play room, office or gym. There is also a secure store room.

Allestree is a superb and sought after location favoured by families for reputable local schools, parks and sporting clubs. There are

a host of shopping facilities along with doctors, dentists, popular public houses and restaurants, cafe and is easily connected to the city centre by a frequent public transport service.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Entering the property beneath a recessed storm porch through a composite and glazed door into a formal hall area with stairs leading to the first floor, Amtico style flooring, radiator.

LOUNGE

11'4" x 10'4" (3.45m x 3.15m)

A cosy separate reception room with large front facing UPVC double glazed window, built in shelving, recessed gas fire, radiator.

LIVING DINING KITCHEN

A wonderful open plan space with Amtico style flooring throughout and spotlights.

LIVING DINING AREA

22'2" x 15'4" (6.76m x 4.67m)

Featuring plentiful space for dining and lounge furniture, a corner log burning stove with tiled hearth and bi-folding patio doors, media connections, two central heating radiators and a useful understairs store cupboard.

KITCHEN AREA

11'10" x 9'4" (3.61m x 2.84m)

Beautifully appointed with a quality range of superbly fitted wall and base units with matching cupboard and drawer fronts with integrated handles, low profile quartz work surfaces, stainless steel 1 and a 1/2 sink with Quooker tap, cooking appliances are Neff and include, twin electric ovens, five plate induction hob with extractor fan over, integrated full height fridge, separate freezer and dishwasher, wall mounted Worcester combination boiler, side UPVC double glazed window and skylight.

UTILITY ROOM

4'7" x 4'7" (1.40m x 1.40m)

With plumbing and space for two laundry appliances, laminate work surface, wall and base store cupboard, UPVC double glazed window, spotlights and extractor fan.

CLOAKROOM

4'8" x 4'3" (1.42m x 1.30m)

Smartly appointed with a wash basin with

vanity drawer unit beneath, matching store cabinet, low level WC, spotlights and a chrome towel radiator.

FIRST FLOOR

LANDING

Attractive semi galleried landing with recessed store areas, UPVC double glazed window, radiator.

BEDROOM ONE

15' to rear of wardrobes x 10'4" (4.57m to rear of wardrobes x 3.15m)

Having a range of fitted wardrobes with sliding doors providing ample clothes storage, laminate flooring, twin recessed alcoves with fitted shelves and suitable for bedside cabinets, front facing UPVC double glazed window with blinds, radiator.

EN-SUITE

9' x 3'2" (2.74m x 0.97m)

A superbly fitted en suite comprising a shower cubicle with bi-folding screen door and tiled walls, mains chrome overhead



shower, wash basin sat on a vanity unit, low level WC, tiled floor and half walls, spotlights, extractor fan and chrome towel radiator.

BEDROOM TWO

11'11" x 9'4" (3.63m x 2.84m)

A spacious second bedroom with recess suitable for wardrobes, rear facing UPVC double glazed window with blinds, radiator.

BEDROOM THREE

11'3" x 9'4" (3.43m x 2.84m)

A third spacious double bedroom with fitted wardrobes and overbed cabinets, front facing UPVC double glazed window with blinds and radiator.

BEDROOM FOUR

9'7" x 7'2" (2.92m x 2.18m)

A generous single bedroom with laminate flooring, rear facing UPVC double glazed window with blinds and radiator.

BATHROOM

8'6" x 4'9" (2.59m x 1.45m)

Stylishly appointed and tiled comprising a bath with mains overhead chrome shower and glazed screen, wash basin sat on a vanity store unit, low level WC, vinyl flooring, UPVC double glazed window, spotlights, extractor fan, loft access and chrome towel radiator.

OUTSIDE

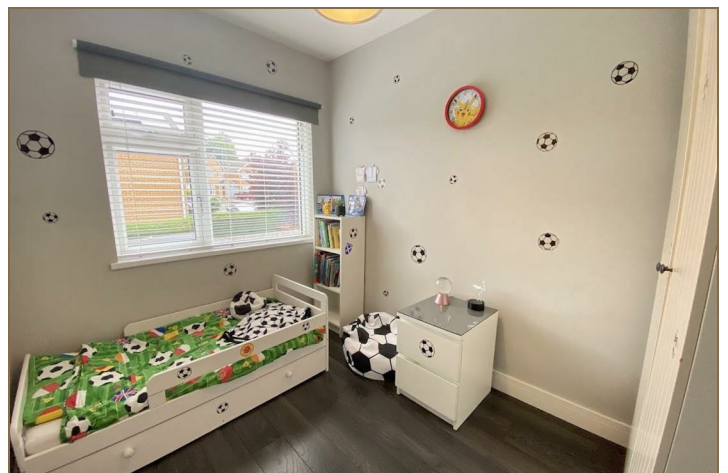
Block paved frontage providing off road parking and continuing to:

GARAGE/STORE

9'6" x 6'10" (2.90m x 2.08m)

With roller shutter door, tall ceiling height, power, light, step up to integral door into utility room.

The low maintenance rear garden is securely enclosed offering an expanse of artificial turf, patio and seating area, perfect for outside entertaining.



OFFICE BUILDING

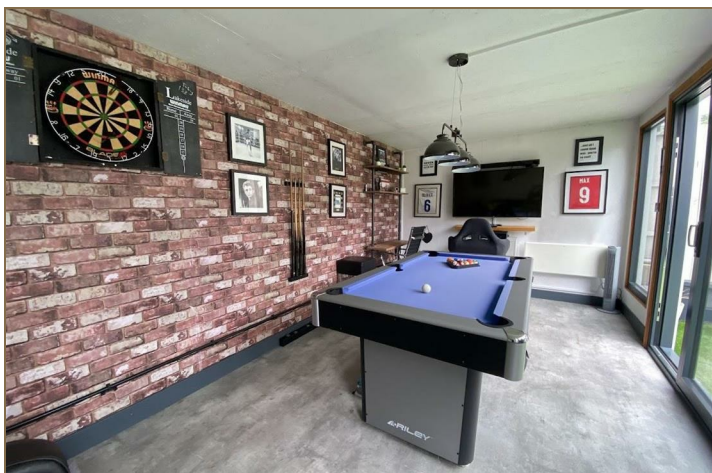
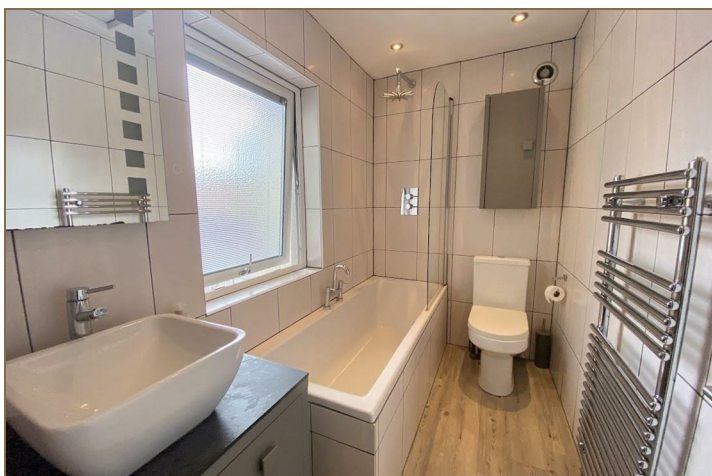
17'5" x 9'5" (5.31m x 2.87m)

Sliding patio doors and tall windows, vinyl flooring, power and light. A superb and versatile space.

STORE ROOM

7'5" x 6'4" (2.26m x 1.93m)

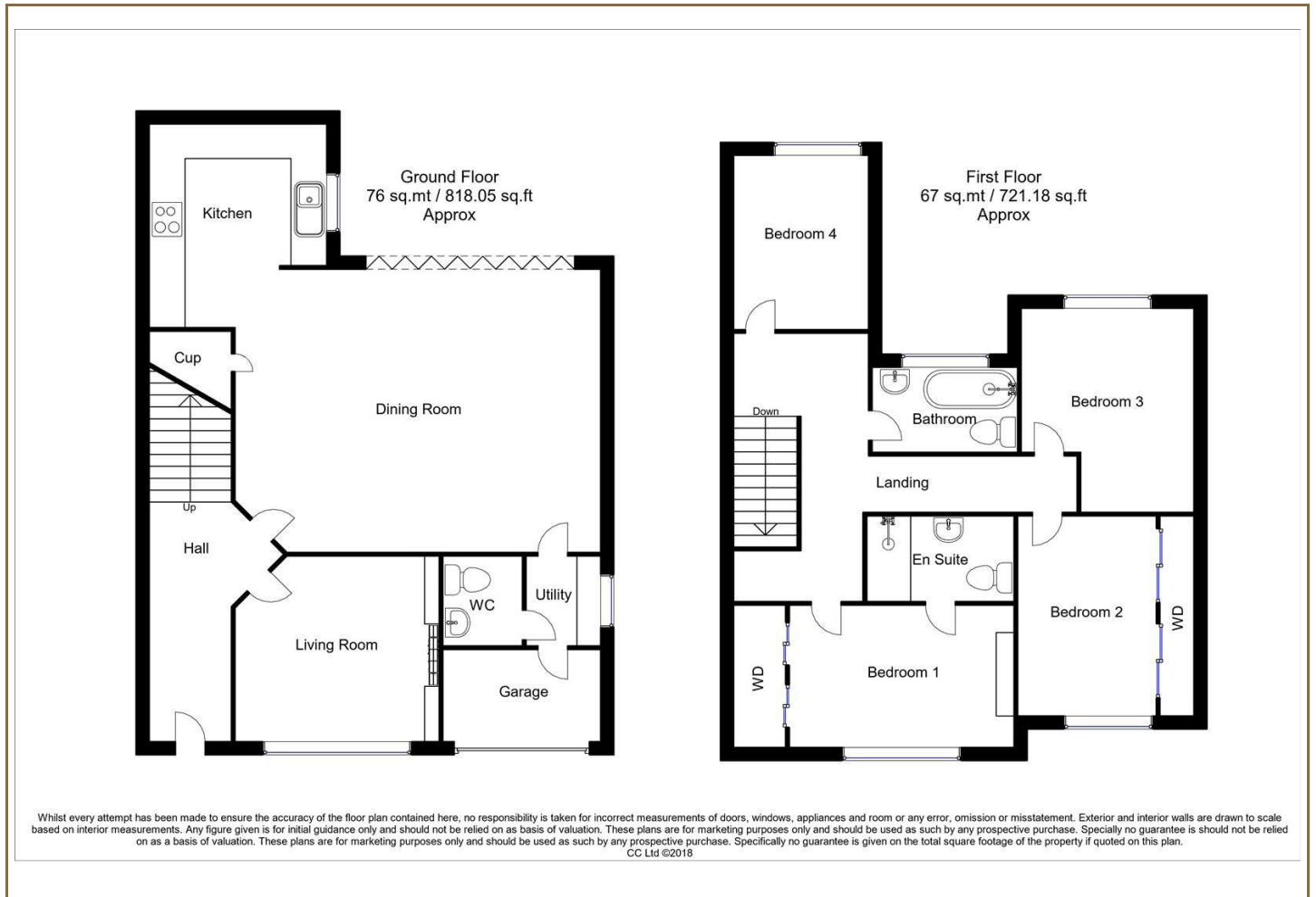
Power and light.



Road Map



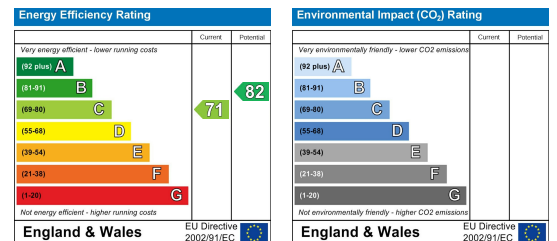
Floor Plan



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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