



The Old School House, 17 Cornhill, Allestree, Derby, DE22 2GG

£439,950



Situated in the heart of Allestree, a short walk from Allestree Park, this is a beautifully presented Grade 2 listed Old School House which benefits from a wealth of original features and no upward chain.



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DIRECTIONS

Leave Derby city centre along Duffield Road and proceed over the Palm Court island and into Allestree, continue past the Shell garage and turn left onto Park Road which becomes Cornhill. The property is situated on the left hand side clearly identified by our "For Sale" Board.

Situated in the heart of Allestree this is a Grade II listed detached family home which offers spacious and versatile accommodation. The current occupiers have spent considerable time and effort in the presentation of this delightful property which provides charm and character with beamed ceilings, feature stained glass windows and benefits from gas central heating and part double glazing. To the ground floor there is a hallway with tiled floor and staircase leading to the first floor complimented by a charming stained glass window and cloakroom. The ground floor is further complimented by a large lounge with beamed ceiling and multi fuel burning fire and there is a dining room with windows to three aspects. To the rear of the property is a very impressive dining kitchen with a range of integrated appliances and patio doors opening to the gardens and a lobby leads to a utility room and ground floor office/playroom with window and door to the garden.

To the first floor there is a landing which leads off to three good sized bedrooms and a family bathroom.

To the front there is a driveway with off road standing for two vehicles and to the side of the house there is an enclosed yard leading to the rear of the house which has been laid for ease of maintenance to include a decked patio area and artificial lawn.

Allestree is a highly popular residential location with a wealth of local facilities including local shops at Blenheim Parade and Park Farm. The house is a short walk from the delightful Allestree Park which offers excellent countryside walks and the property is within walking distance of a doctors surgery and bus route leading to both Derby and Belper.

This well appointed property would suit a family purchaser and should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through original front door into:

ENTRANCE HALL

A spacious hall with beamed ceiling, tiled floor, radiator, coat hanging space, decorative alcove, staircase leading to the first floor and stained glass window overlooking the side elevation.

CLOAKROOM

With low level WC, corner wash hand basin and radiator, stained glass window and tiled floor leading through from the hall.

LOUNGE

17'5" x 17'1" (5.31m x 5.21m)

A beautifully appointed room with two windows overlooking the front elevation and feature fireplace enclosing a multi fuel burner set upon a hearth with wooden mantle over. The room has further open shelving, decorative alcove, beams to ceiling and double doors opening to the dining kitchen and dining room.

DINING ROOM

16'10" x 6'2" (4.90.73m x 1.88m)

This particularly versatile space is used by the current occupier as a further sitting room and has windows to three aspects of the property. The arched windows are a particular feature of the room which also benefits from a radiator.

Double doors from the lounge into:

DINING KITCHEN

22'6" x 8" (6.86m x 2.44m)

The large dining kitchen is a particular feature of the property and must be seen to be fully

appreciated. The kitchen has a range of quality work surface/preparation areas, wall and base cupboards and a free standing cooking range set beneath a wooden beam with hidden extractor fan. There is a double Belfast style sink with mixer tap, integrated dishwasher, useful kitchen drawers, space for freestanding fridge/freezer and beams to ceiling. To the far end of the room is an area set aside for dining with ample space for a table, glass roof and glazed patio door leading to the garden. Two windows overlooking the rear garden and pantry cupboard with boiler providing domestic hot water and central heating.

REAR LOBBY

With tiled floor and windows overlooking the garden, radiator and steps down to:

UTILITY ROOM

8'9" x 7' (2.67m x 2.13m)

With a range of work surfacing/preparation areas, base cupboards and space for washing machine. Stable door to the side elevation, open shelving and open plan access to the:



FAMILY ROOM/STUDY

9'3" x 7'11" (2.82m x 2.41m)
(Maximum measurement)

A very versatile room which has a multitude of uses with windows overlooking the garden, radiator and door leading to the rear garden.

TO THE FIRST FLOOR

LANDING

With useful storage cupboard and access to loft.

BEDROOM ONE

13'7" x 16'3" (4.14m x 4.95m)

With windows to the front elevation, laminate floor and radiator.

BEDROOM TWO

12'1" x 10'3" (3.68m x 3.12m)

With window to the front elevation, laminate floor and radiator.

BEDROOM THREE

8'4" x 8'4" (2.54m x 2.54m)
(Maximum measurement)

With window to the rear and radiator.

BATHROOM

8'6" x 5'11" (2.59m x 1.80m)

With low level WC, wash hand basin and bath with mixer attachment, separate shower cubicle with glazed screen and heated towel rail.

OUTSIDE

Outside the property benefits from an enclosed garden to the rear which has been laid for ease of maintenance. The garden is overlooked by a decked patio area ideal for entertaining and there is an artificial lawn.

To the front elevation there is car standing for two vehicles and further garden area and there is access to the side of the house.





Road Map



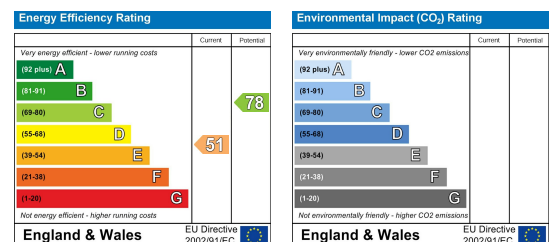
Floor Plan



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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