



## 4 Church Walk, Allestree, Derby, DE22 2EA

**£299,950**



A most charming and beautifully presented three bedroom double fronted cottage with parking for three cars, stunning and secluded detached garden located in Allestree conservation area.



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## DIRECTIONS

If approaching Allestree from Derby on Duffield Road (A6), on reaching the Shell petrol station, turn left onto a small lane between the petrol station and the Fireplace shop. The cottage will be a little way up, on the right, of Church Walk.

This superb cottage, accessed from Duffield Road, offers impressive accommodation, comprising: gas central heating, dining room, inner lobby with cloakroom cupboard, lounge with French doors leading out onto a small courtyard garden and a modern fitted kitchen with integrated appliances.

To the first floor, a landing with airing cupboard leads to two generous double bedroom, third single bedroom and re-fitted bathroom.

Externally there is a low maintenance frontage with parking for one car, additional parking for two cars to the left side of the adjoining cottage. At the rear is a very pleasant and attractively planted courtyard with space for a bistro table and chairs along with a useful store area.

The beautiful main garden is secluded and detached from the cottage, found to the left of the parking area, being enclosed by timber fencing with an expanse of lawn, plentiful planting, patio and timber store shed with adjoining summerhouse.

Located in Allestree's conservation area and old village, the cottage offers a highly convenient position for ease of access to local facilities including mini-Waitrose, cafe, public house, doctors surgery and chemist. A further useful and impressive range of amenities can be found within Allestree including schools, the beautiful park and lake, grocery stores with excellent public transport links along the A6, connecting the city centre to the Peak District.

A stunning home worthy of a detailed viewing inspection to appreciate everything on offer.

## ACCOMMODATION

### GROUND FLOOR

#### DINING RECEPTION ROOM

11'11" x 11'8" (3.63m x 3.56m)

Entering the property into a welcoming room with ample space for dining, front facing sash window, chimney breast, stairs to first floor, radiator.

#### INNER LOBBY

With useful understairs cloaks area, access into kitchen and lounge.

#### LOUNGE

15' x 11'5" (4.57m x 3.48m)

A beautiful room with painted ceiling beams, French doors to courtyard and sash window to front, both allowing plenty of natural light, contemporary fireplace and tiled hearth, built in cabinet, media connections and radiator.

## KITCHEN

10'7" x 7'6" (3.23m x 2.29m)

Stylishly re-fitted with a good range of wall and base kitchen units with matching handleless cupboard and drawer fronts, complimentary low profile granite effect laminate work surfaces and matching splash panel, sink and drainer, electric oven and hob with extractor fan over, further integrated appliances include a fridge, freezer and washing machine, attractive period style vinyl flooring, side window and door to courtyard, tall vertical radiator.

## TO THE FIRST FLOOR

### LANDING

Airing cupboard.

### BEDROOM ONE

11'10" x 10'3" (3.61m x 3.12m)

A spacious, light and airy principal bedroom with sash window overlooking Church Walk, built-in store cupboard, loft access and radiator.

## BEDROOM TWO

11'10" x 11'8" (3.61m x 3.56m)

A second spacious, light and airy bedroom also with front facing window enjoying the pleasant same aspect, sash window, radiator.

## BEDROOM THREE

10'8" x 7'7" (3.25m x 2.31m)

A charming third single bedroom or study with a sloping roof, rear and side windows, radiator.

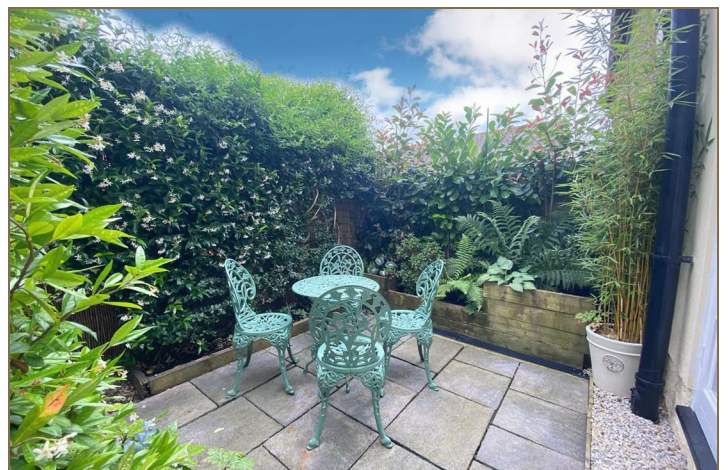
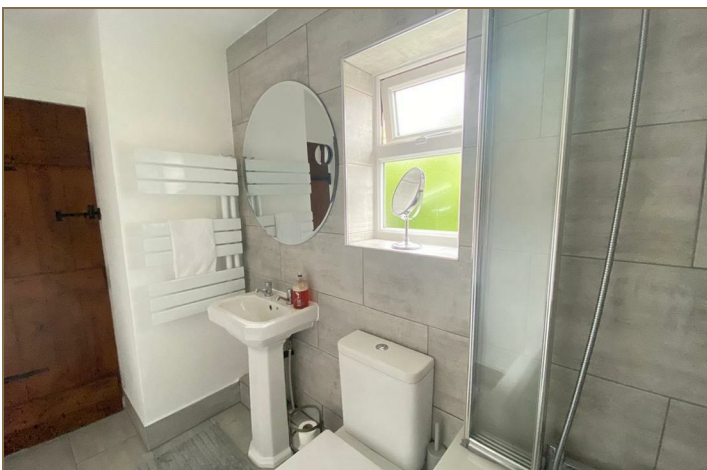
## BATHROOM

7'1" x 4'3" (2.16m x 1.30m)

Beautifully re-appointed bathroom, comprising a panelled bath with shower and bi-folding screen, wash basin and WC, tiled floor and walls, UPVC double glazed window and towel radiator.

## OUTSIDE

Externally there is low maintenance frontage with parking for one car, additional parking for two cars to the left side of the adjoining cottage with potential for a garage subject to planning consent. At the rear is a very



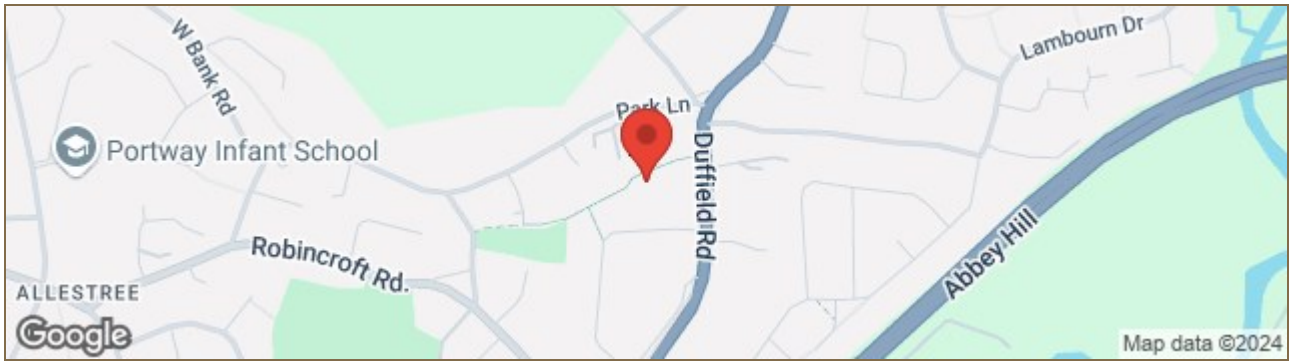
pleasant and attractively planted courtyard with space for a bistro table and chairs along with a useful store area.

The beautiful main garden is secluded and detached from the cottage, found to the left of the parking area, being enclosed by timber fencing with an expanse of lawn, plentiful planting, patio and timber store shed with adjoining summerhouse.

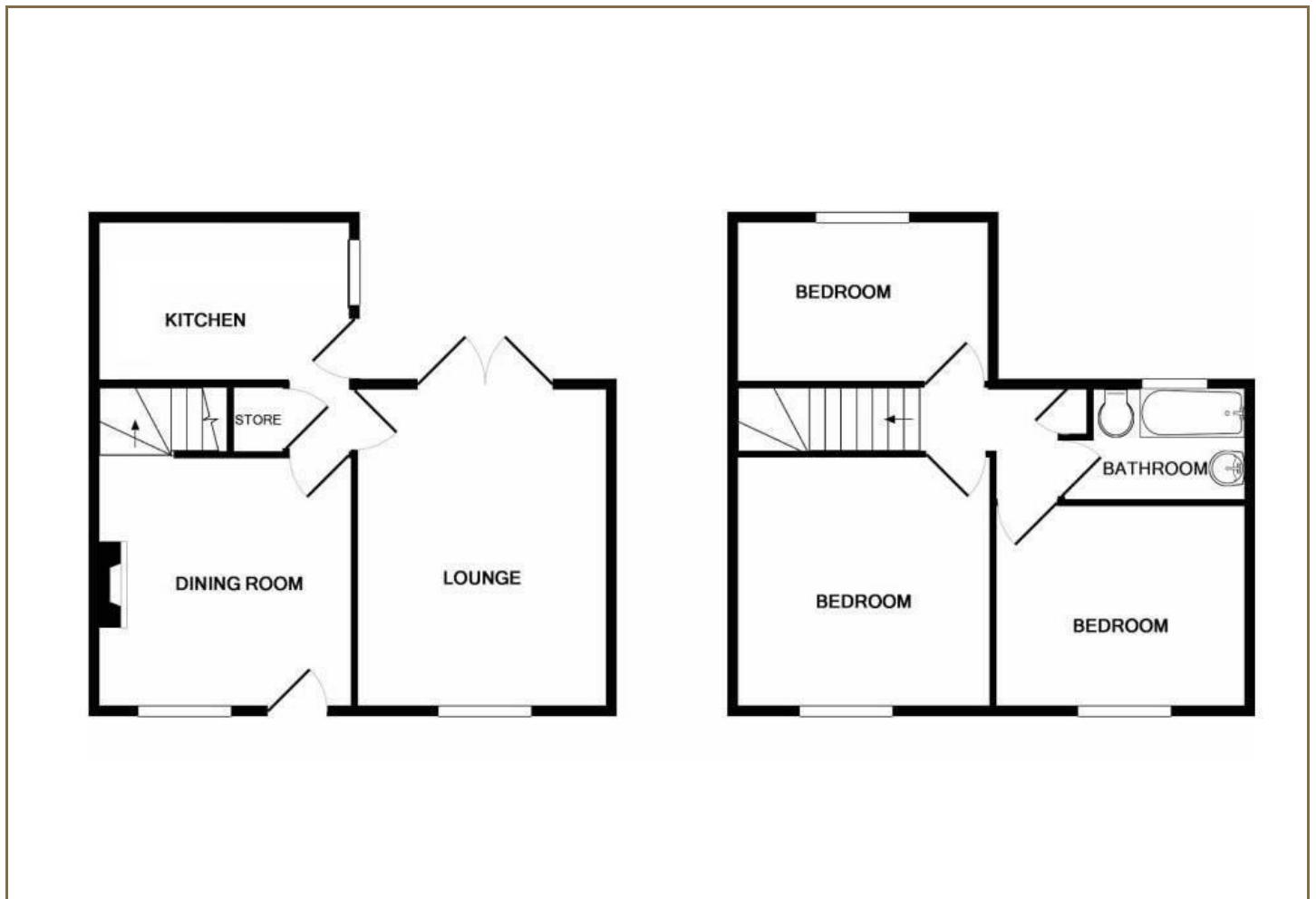




## Road Map



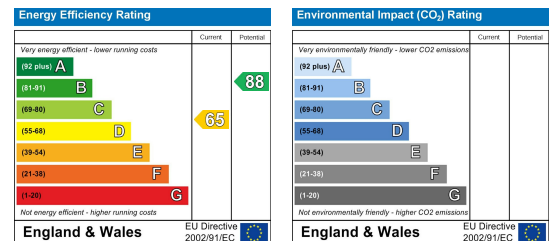
## Floor Plan



## 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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