



## 16 Cornhill, Allestree, Derby, DE22 2FT

**£689,950**



Nestling in a wonderful garden plot within Allestree conservation area adjoining the beautiful Allestree park is this four bedroom charming detached residence having been freshly refurbished ready to move into yet offering wonderful potential for future upgrades (STPP). No Chain.





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## DIRECTIONS

Approaching Allestree from Duffield Road (A6) continue along the A6 at the traffic island junction with the A38, shortly after passing the petrol filling station turn left onto Park Lane, shortly after the Evergreen community hall on the right, the property will be found on the right.

This handsome four bedroom arts and crafts detached family home is attractively offered for sale with no upward chain and immediate vacant possession.

The property has been subject to a professional scheme of improvement work and now offers neutrally decorated and comfortable accommodation which includes gas central heating and in brief comprises, formal entrance hallway, large lounge, separate dining room and dining kitchen with conservatory. To the first floor a semi-galleried landing leads to four double bedrooms, bathroom and separate WC.

As well as cosmetic improvement work including new carpets throughout, the property has had a scheme of general building maintenance including a full electrical re-wire meeting current compliance regulations. A new flat roof was also installed over the rear lounge area.

Externally, the plot extends to approximately 0.5 acres and is enclosed by beautiful mature

trees, shrubs and bushes. There is a large frontage with driveway approach, parking area and gardens. A side driveway continues to a tandem garage. The rear garden is certain to appeal to families, having an extensive lawn with mature trees and filled with wild flowers. There is also a detached brick outbuilding, greenhouse and direct on foot access to Allestree Park.

Allestree is a highly sought after residential location located to the north of the city of Derby and with ease of access to enter the Peak District National Park, M1 corridor for onward travel and is home to large national and internationally recognised employers such as Rolls Royce, Bombardier and Toyota. Within Allestree are an impressive range of local amenities and facilities including grocery stores, post office, schooling, University, popular public houses and restaurants along with numerous parks, the closest being Allestree Park which adjoins the rear boundary of the gardens.

A superb forever home rarely available.

## ACCOMMODATION

### GROUND FLOOR

Entering the property beneath a recessed storm porch and through an attractive timber panelled door into:

### ENTRANCE HALLWAY

A beautiful formal hallway with stairs leading

to the first floor, understairs cupboard, picture rail and radiator.

### **CLOAKROOM**

Low level WC and wash basin sat neatly in a vanity unit, radiator.

### **LOUNGE**

23'8" x 12' (7.21m x 3.66m)

A generous lounge having been extended featuring a large window overlooking the extensive gardens, open fireplace and hearth, front and side windows, radiators.

### **DINING ROOM**

12'6" into the bay x 12'11" (3.81m into the bay x 3.94m)

A bay windowed lounge with front facing window with additional side window, ample space for a dining table and chairs, gas fireplace and hearth, built in cupboard and display, radiator.

### **DINING KITCHEN**

16'4" x 9'10" (4.98m x 3.00m)

A split level dining kitchen with fitted seating

and with a range of wall and base units having matching cupboard and drawer fronts, laminate work surfaces, stainless steel double sink and drainer, double electric oven, hob and extractor fan over, space for a fridge freezer, dishwasher and washing machine. Additional built in cupboards, one housing the modern central heating boiler, side door, radiator and access into:

### **CONSERVATORY**

15'11" x 7'6" (4.85m x 2.29m)

A timber framed addition with double glazed windows and roof, twin doors open to the garden.

### **FIRST FLOOR**

#### **LANDING**

Attractive semi-galleried landing with wall panelling, built in store cupboard, loft access with loft ladder, radiator.

#### **BEDROOM ONE**

16'2" x 12'11" (4.93m x 3.94m)

A spacious double bedroom with fitted





wardrobes, front facing window with pleasant aspect, eaves storage and radiator.

### **BEDROOM TWO**

11'11" x 8'5" (3.63m x 2.57m)

A second double bedroom with built in cupboards and dressing table, window overlooking the rear garden and radiator.

### **BEDROOM THREE**

9'11" x 9'11" (3.02m x 3.02m)

A third double bedroom also with fitted cupboards, dressing table, rear facing window and radiator.

### **BEDROOM FOUR**

10' x 8'9" (3.05m x 2.67m)

A further double bedroom with front and side windows, fitted cupboards, eaves storage and radiator.

### **BATHROOM**

9'3" x 6'1" (2.82m x 1.85m)

Fitted with a three piece suite comprising a bath with mains shower over and wash basin, windows, airing cupboard and chrome towel radiator.

### **WC**

Low level WC and wash basin.

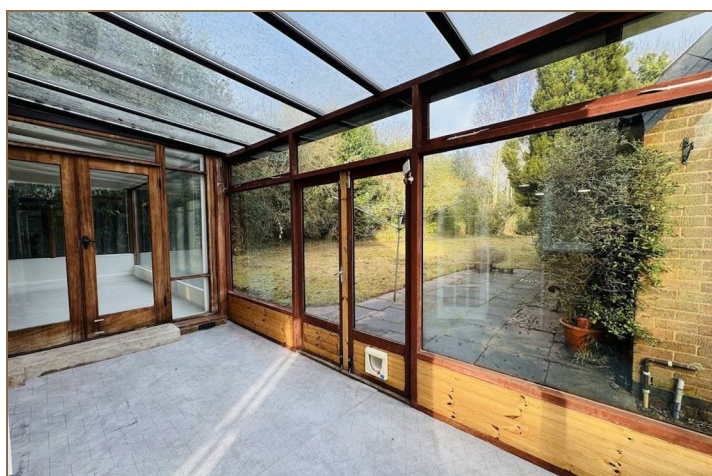
### **OUTSIDE**

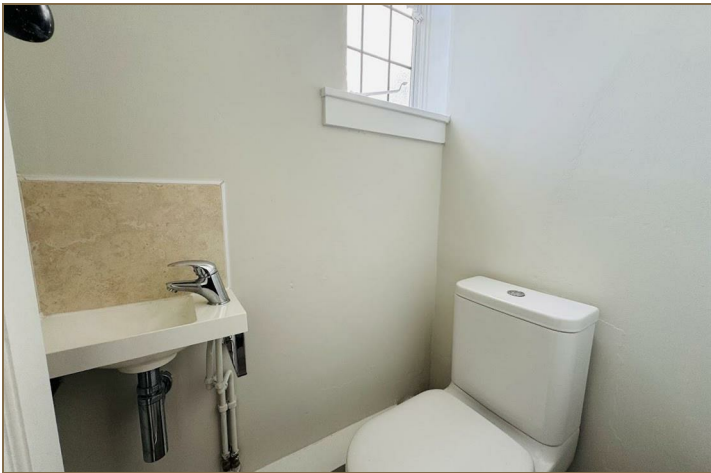
The plot extends to approximately 0.5 acres and is enclosed by beautiful mature trees, shrubs and bushes. There is a large frontage with private driveway approach arriving at a large parking area with well screened front gardens. A side driveway continues to a tandem garage. The rear garden is certain to appeal to families, having an extensive lawn filled with wild flowers, mature trees, pond and established borders. There is also a detached brick outbuilding, greenhouse and direct on foot access to Allestree Park.

### **TANDEM DETACHED GARAGE**

31'11" x 10'1" (9.73m x 3.07m)

Main electrically operated up and over door, personal side door.



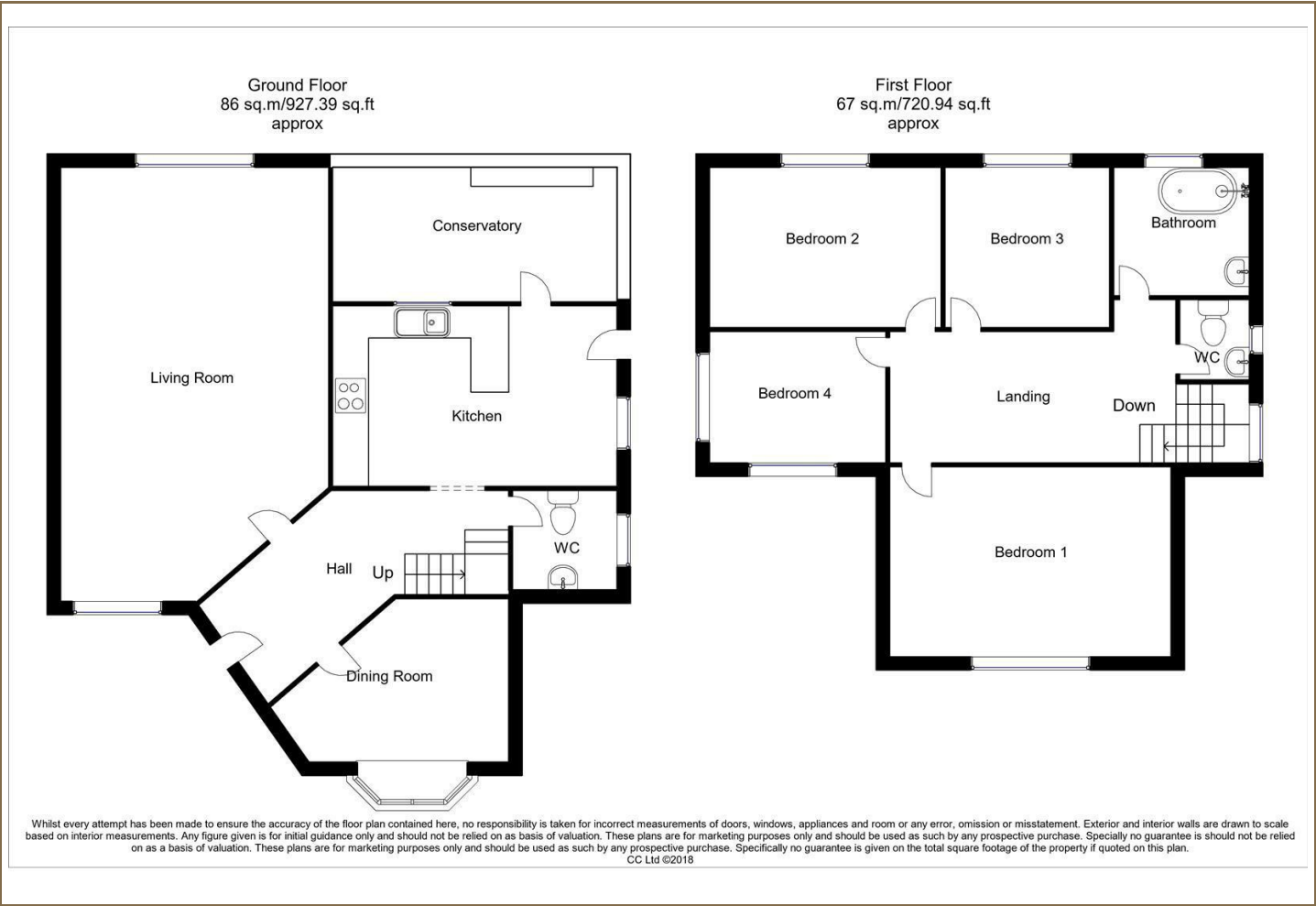




## Road Map



## Floor Plan

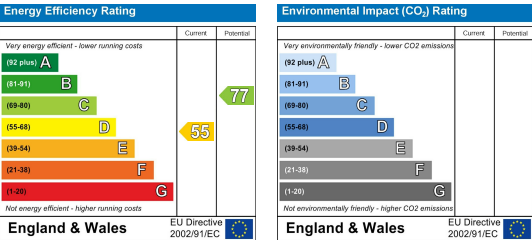


## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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