



65 Ford Lane, Allestree, Derby, Derbyshire, DE22 2EY

£479,950

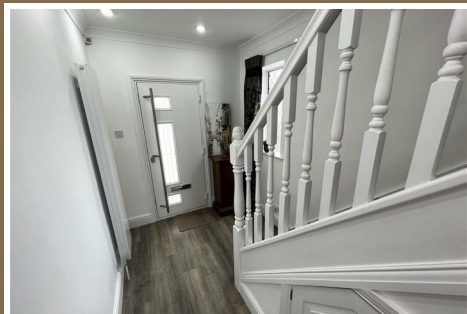


A beautifully appointed three bedroom detached home which has undergone a major programme of modernisation and improvement to provide spacious accommodation, complimented by a delightful lawned garden to the rear with views over open countryside. Viewing highly recommended.



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DIRECTIONS

Leave Derby city centre along Duffield Road and continue in the direction of Duffield. Shortly after the Shell Garage turn right onto Ford Lane where the property is situated some distance down the road, on the left hand side, clearly identified by our "For Sale" board.

Situated on the outskirts of Allestree, with amazing views over rolling Derbyshire countryside, this is a beautifully appointed detached family home which must be viewed to be fully appreciated. The current vendors have spent considerable time and effort on the layout and presentation of the house which in brief comprises a spacious entrance hall with staircase leading to the first floor, formal lounge with views to the front elevation and open plan access from the hallway to a large living kitchen which has been sumptuously appointed to include a delightful kitchen area with sparkling Granite work surfacing and integrated appliances. The room opens out to a spacious dining and living area with double glazed doors leading out to the patio and gardens beyond.

To the first floor are three bedrooms and there is a well appointed modern bathroom with bath and separate shower.

A particular feature of the property is the long lawned garden to the rear which is overlooked by a superb patio area with steps

leading down to the garden which is complimented by well stocked borders and mature trees. The long walk to the bottom of the garden reveals a further patio area which is an ideal place for a firepit and occasional furniture to enjoy the amazing views over countryside and river beyond.

To the front elevation there is a block paved driveway with car standing for several vehicles and narrow access to a garage with power and light.

Allestree is a highly sought after residential location, a short distance from the vibrant city centre of Derby. Allestree benefits from the Park Farm shopping centre which has a wealth of bars and shopping facilities and the house is within a short walk of Allestree Park which offers superb countryside walks and recreational facilities.

The property is perfectly positioned for ease of access to the A38 which gives onward travel to the A50, A52 and M1 corridor.

Properties with such large plots within Allestree rarely become available for sale and this property which could be further extended if desired should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through recently refitted double glazed doors with frosted glazed inset into:

SPACIOUS ENTRANCE HALL

The delightful hallway has a galleried staircase leading to the first floor, quality laminate floor which runs through into the large dining kitchen, frosted double glazed window to the side elevation, panelled radiator and usual understairs storage.

LOUNGE

12' x 12'11" (3.66m x 3.94m)

(Measurement taken to the centre of the bay window)

The well appointed formal lounge is situated at the front of the house and has a walk in double glazed bay window overlooking the front elevation. The room is further complimented by a feature fireplace with coal effect gas fire set within a decorative surround and there is a moulded coving to the ceiling.

Open plan access from entrance hall to:

LARGE LIVING KITCHEN

14'1" x 18'9" (4.29m x 5.72m)

This amazing space, situated at the rear of

the house with fantastic views over the garden, is the focal point of the property and must be viewed to be fully appreciated. The kitchen has areas set aside for relaxing, dining and cooking which all flow effortlessly to create this magnificent space.

The kitchen has a range of quality sparkling Granite work surface/preparation areas, wall and base cupboards and there is an integrated Bosch double oven, induction hob and modern extractor over. The kitchen has an undermounted sink with mixer tap and drainer beside a picture window overlooking the garden and is further complimented by an integrated washing machine, integrated dishwasher, useful kitchen drawers, integrated fridge, integrated freezer and access to an understairs cupboard which has space for a further freezer and boiler providing domestic hot water and central heating. The room has a central island with matching Granite worktop and space for stools beneath so it can be used for occasional dining, inset ceiling spotlights,



double glazed doors leading to the patio and gardens beyond, two panelled radiators and laminate floor running through from the hallway.

To the far side of the room is a further space which is allocated for both dining and occasional furniture, the whole room enjoying views through double glazed windows onto the patio and gardens beyond, this side of the room has a feature fireplace with coal effect gas fire set within a decorative surround.

TO THE FIRST FLOOR

LANDING

With access to the loft.

BEDROOM ONE

11'11" x 11' (3.63m x 3.35m)

The main bedroom, situated at the rear of the house, has the benefit of a Juliet balcony with double glazed sliding door opening to reveal a magnificent view over the gardens and countryside beyond. Panelled radiator.



BEDROOM TWO

13'3" x 11'4" (4.04m x 3.45m)

(Measurement taken to the centre of the bay window)

With double glazed window overlooking the front elevation and panelled radiator.

BEDROOM THREE

7'11" x 7'4" (2.41m x 2.24m)

(Some of the floor space occupied by the bulk head over the stairs)

This room is used by the current vendors as a study and has a double glazed window to the front elevation and panelled radiator.

BATHROOM

7'3" x 8'7" (2.21m x 2.62m)

The recently refitted quality bathroom has a low level modern WC, wash hand basin with mixer tap and cupboards beneath, bath with mixer tap and a wet room style shower with glazed screen and hand held shower attachment. The bathroom has a frosted double glazed window to the rear elevation, heated towel rail, complimentary tiling to



walls and floor, inset ceiling spotlights and back lit alcove within the shower cubicle.

OUTSIDE

A particular feature of the property is the stunning garden to the rear which must be seen to be fully appreciated. Double glazed doors open from the living kitchen onto a large paved patio area which has ample space for outdoor entertaining and particularly good views over the gardens.

Steps lead down to the main garden which is laid to lawn with a range of well stocked borders and mature trees.

The long walk to the bottom of the garden reveals a further patio area which is ideal for a firepit and/or occasional furniture to enjoy the spectacular views over open countryside and river beyond.

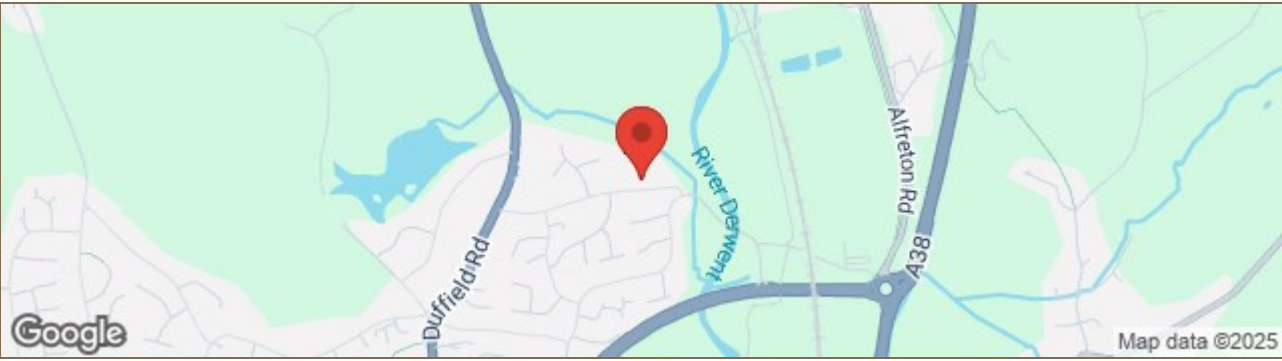
To the front elevation there is a block paved driveway with car standing for several vehicles and there is narrow access at the side of the house leading to a:

SINGLE DETACHED GARAGE

With up and over door, power and light.



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.

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Energy Efficiency Graph

