



## 15 Derwent Close, Allestree, Derby, DE22 2UY

**£299,950**



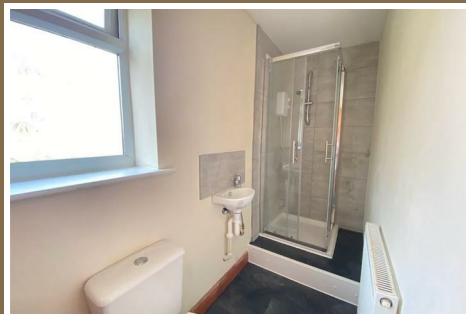
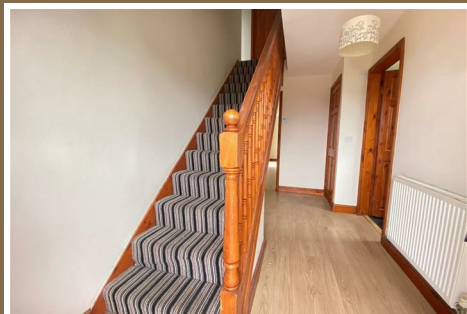
A significantly extended semi-detached property resulting in both spacious living and sleeping accommodation located in this popular location within the Ecclesbourne school catchment area and being offered for sale with no upward chain.





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## DIRECTIONS

Approaching Allestree from the city of Derby, follow Duffield Road (A6) through Darley Abbey, continuing into Allestree, immediately after the petrol station turn right onto Derwent Avenue, at the junction turn left onto Lambourn Drive, first left into Spenbeck Drive, first left again into Rockingham Drive, then first right into Derwent Close where the property will be found on the inside of the bend.

The four bedroom, three bathroom property, is neutrally decorated throughout and provides both UPVC double glazing and gas central heating. The impressive accommodation to the ground floor comprises, entrance hallway with stairs to the first floor, open recess beneath and deep store cupboard, WC with newly installed shower cubicle, rear reception room with French doors, front bay windowed reception room and fitted kitchen also with French doors. To the first floor a landing gives way to four very well-proportioned bedrooms, the main with en-suite, bedrooms two and three with a built in cupboard and wardrobes, there is finally the main bathroom.

Externally, the property has a generous frontage with block paved driveway providing ample road parking, with two lawns either side. The rear garden is largely enclosed by new fencing and has a patio with raised borders and steps leading to an expanse of lawn with garden shed.

The property is located in the popular location of Allestree within catchment for the Ecclesbourne secondary school in nearby Duffield. Locally there is a convenience store, numerous open green spaces, the beautiful Allestree park, petrol station with mini-Waitrose, doctors, dentists, pharmacy, church and popular public house. With Allestree are primary schools and further useful shopping facilities at Blenheim Parade and Park Farm.

This is an ideal property and location for the young growing family with excellent local amenities and schooling.

## ACCOMMODATION

Entering the property through a UPVC double glazed door into:

### ENTRANCE HALLWAY

A pleasant formal hallway area with laminate floor covering, stairs leading to the first floor with open recess store area beneath, deep built in store cupboard, radiator.

### WC AND SHOWER

Re-fitted with a new shower cubicle, surrounding tiling and screen doors, electric shower over, wash basin and WC, UPVC double glazed window and radiator.

### LOUNGE

18'9" x 10'6" (5.72m x 3.20m)

A spacious reception room having UPVC double glazed French doors leading to the

rear patio and window, laminate floor covering, fireplace with surround and inset electric fire, media connections and radiator.

### DINING ROOM

14'10" into bay x 12'3" (4.52m into bay x 3.73m)

A second spacious reception room with UPVC double glazed bay window the front elevation, laminate flooring, media connections, wall lights and radiator.

### KITCHEN

12'3" x 9'7" (3.73m x 2.92m)

With space for a small table and chairs and being fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, stainless steel sink and drainer, electric oven, gas hob and extractor fan over, space for a fridge freezer and washing machine, wall mounted combination boiler providing gas central heating and hot water. UPVC double glazed window and door to patio, radiator.

## FIRST FLOOR

### LANDING

Spacious with loft access.

### BEDROOM ONE

11'7" x 10'7" (3.53m x 3.23m)

A generous main bedroom with rear facing UPVC double glazed window overlooking the garden, media connection and radiator.

### EN-SUITE

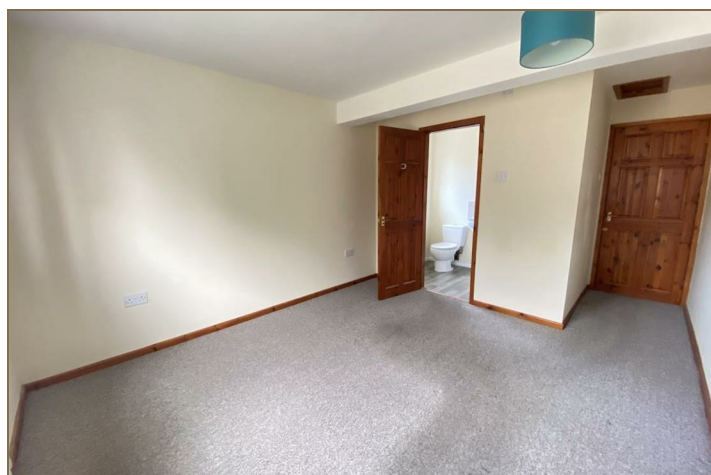
7'2" x 4'6" (2.18m x 1.37m)

Appointed with a three piece suite comprising a corner shower cubicle with tiled surround, glazed screen door and electric shower over, wash basin and WC, vinyl floor covering, UPVC double glazed window and radiator.

### BEDROOM TWO

12'3" x 9'11" (3.73m x 3.02m)

A second spacious bedroom with fitted wardrobes having sliding mirrored doors, front facing UPVC double glazed window and radiator.



### BEDROOM THREE

11'6" x 7' (3.51m x 2.13m)

Having a built in cupboard, front facing UPVC double glazed window and radiator.

### BEDROOM FOUR

12'5" x 6'3" (3.78m x 1.91m)

A very generous fourth bedroom with rear facing UPVC double glazed window and radiator.

### BATHROOM

6'10" x 5'7" (2.08m x 1.70m)

Appointed with a three piece suite comprising a panelled bath, wash basin and WC, deep tiled sill, UPVC double glazed window and radiator.

### OUTSIDE

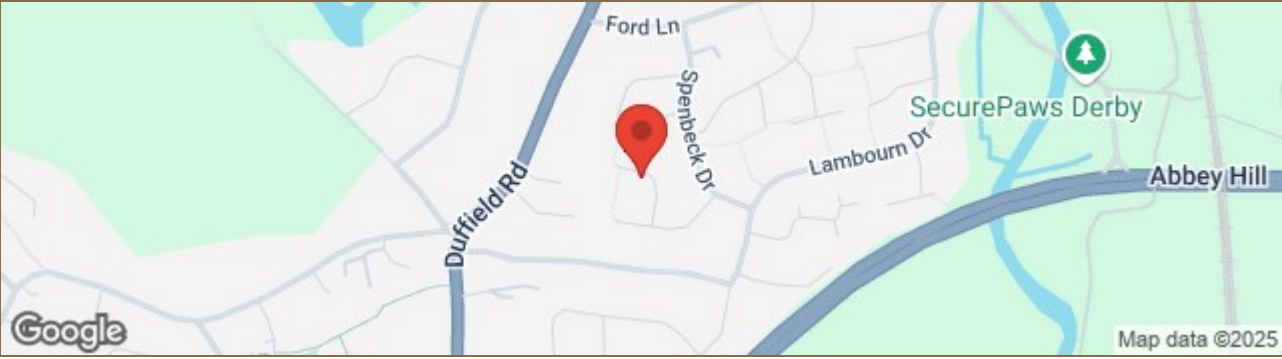
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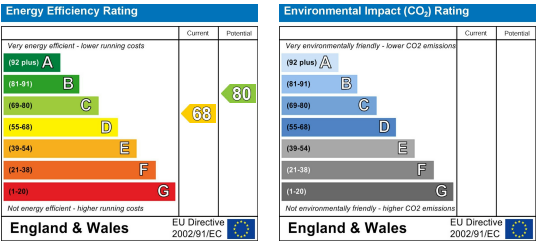
## Road Map



## Viewing

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

## Energy Efficiency Graph



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