



## 28 Maple Grove, Allestree, Derby, DE22 2HD

**Offers Over £240,000**



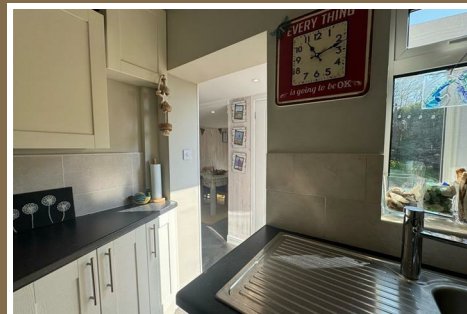
A smartly presented two double bedroom semi-detached property enjoying a delightful garden, double width driveway positioned close to Allestree park and woods.





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## DIRECTIONS

From Birchover Way turn onto Woodlands Road at the junction with Portway primary school and Woodlands Evangelical church, continue towards the top of the road turning left onto Laburnum Crescent then first right into Maple Grove where the property will be found at the end of the cul-de-sac on the right.

The gas centrally heated and UPVC double glazed accommodation comprises, entrance hallway with cloaks cupboard, spacious living room, well fitted kitchen with integrated appliances and pantry, rear lobby with access to the garden and dining area, guest cloakroom WC. To the first floor are two generous double bedrooms and smartly appointed bathroom suite.

Externally there is a double width driveway to the front, pathway leading to the main front door and secondary side door. The delightful rear garden offers an array of seating areas over various tiered areas, lawns and well established planted borders.

It should be noted that from the main front bedroom there is a stunning far reaching aspect of Kedleston Hall.

The property is located close to Allestree park and woods accessed from Woodlands Road close to the useful shopping facilities found at Blenheim Parade and nearby schooling at primary and secondary level.

An ideal first time buy or downsize.

## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY

Main composite front door, laminate flooring, cloaks cupboard, stairs to first floor, side UPVC double glazed window and door into living room, radiator.

#### LIVING ROOM

19'7" x 10'1" (5.97m x 3.07m)

A spacious through room with ample space for all furniture, UPVC double glazed front window and UPVC double glazed sliding doors to the rear patio, attractive fireplace with inset electric fire, media connections and radiator.

#### KITCHEN

8'10" x 7'5" (2.69m x 2.26m)

Beautifully and thoughtfully appointed with an impressive range of wall and base units having matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, electric oven and hob with extractor fan over, integrated dishwasher, fridge freezer, full height pantry, vinyl flooring, two UPVC double glazed windows, chrome towel radiator.

#### REAR LOBBY

With UPVC double glazed door to garden, continuing into the dining area, and door into:

## CLOAKROOM

Low level WC and wash basin, vinyl flooring and radiator.

## DINING AREA

11'9" x 7'3" (3.58m x 2.21m)

With ample space for a dining table and chairs, French doors to garden, two central heating radiators, vinyl flooring, space for washing machine, secondary front door.

## FIRST FLOOR

### LANDING

Side UPVC double glazed window, loft access.

### BEDROOM ONE

13'11" x 9'3" (4.24m x 2.82m)

A spacious bedroom having a built-in cupboard, large front facing UPVC double glazed window with far reaching views towards Kedleston Hall, radiator.

## BEDROOM TWO

10'8" x 9'8" (3.25m x 2.95m)

A very generous second double bedroom with rear facing UPVC double glazed window overlooking the garden, built-in cupboard housing modern combination boiler, radiator.

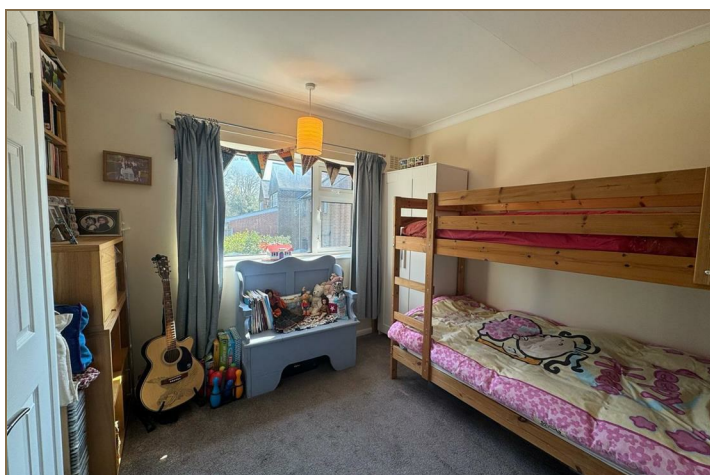
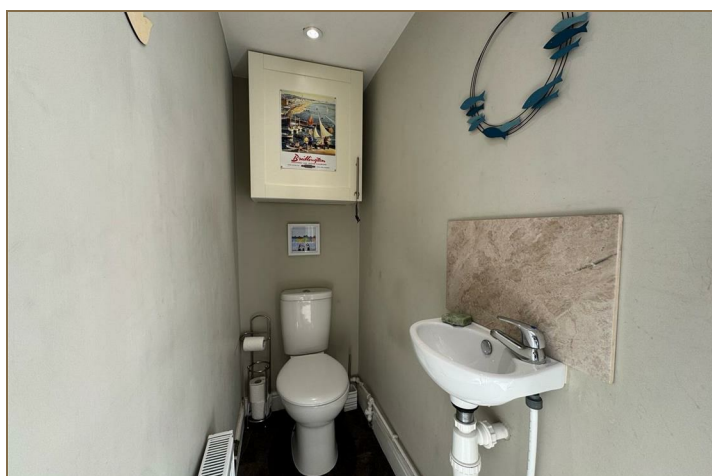
## BATHROOM

6'3" x 5'8" (1.91m x 1.73m)

Compactly and smartly appointed with a three piece suite comprising a panelled bath with mains chrome shower over and screen, wash basin sat on a storage unit and low level WC, beautifully tiled walls and floor, UPVC double glazed window, extractor fan, ceiling downlighters and chrome towel radiator.

## OUTSIDE

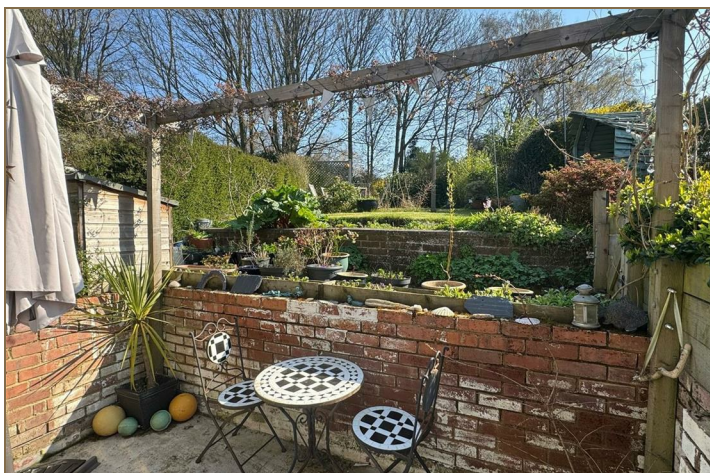
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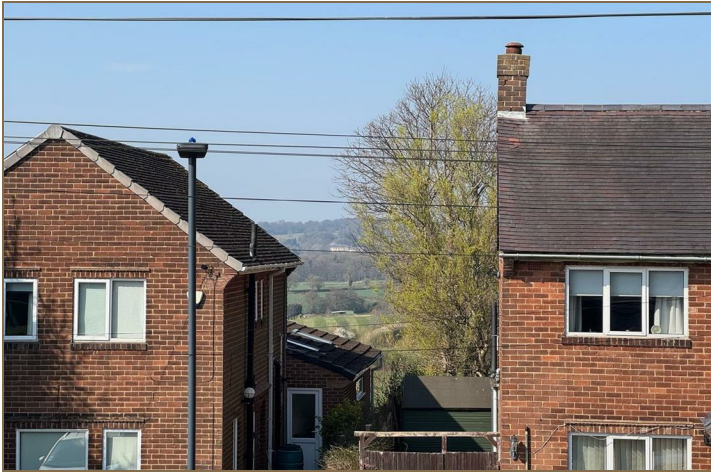


## PLEASE NOTE

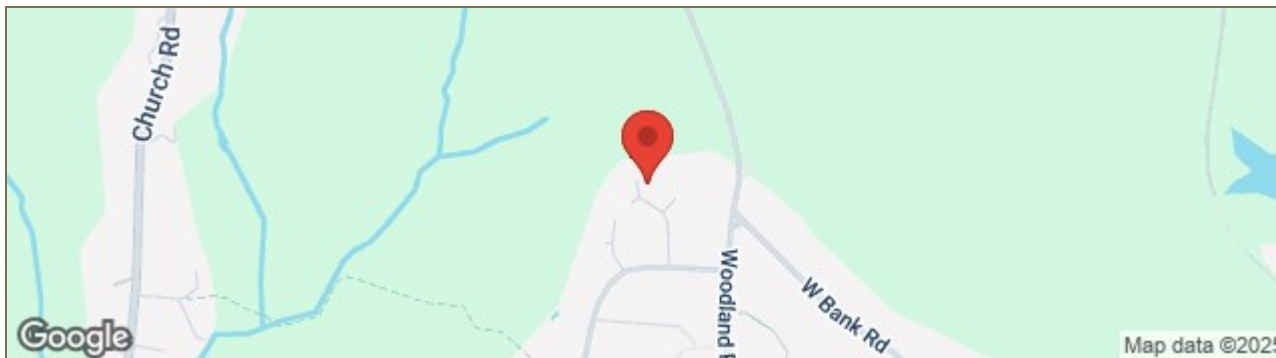
No building regulations were obtained for the conversion of the former outbuildings into the now dining area.



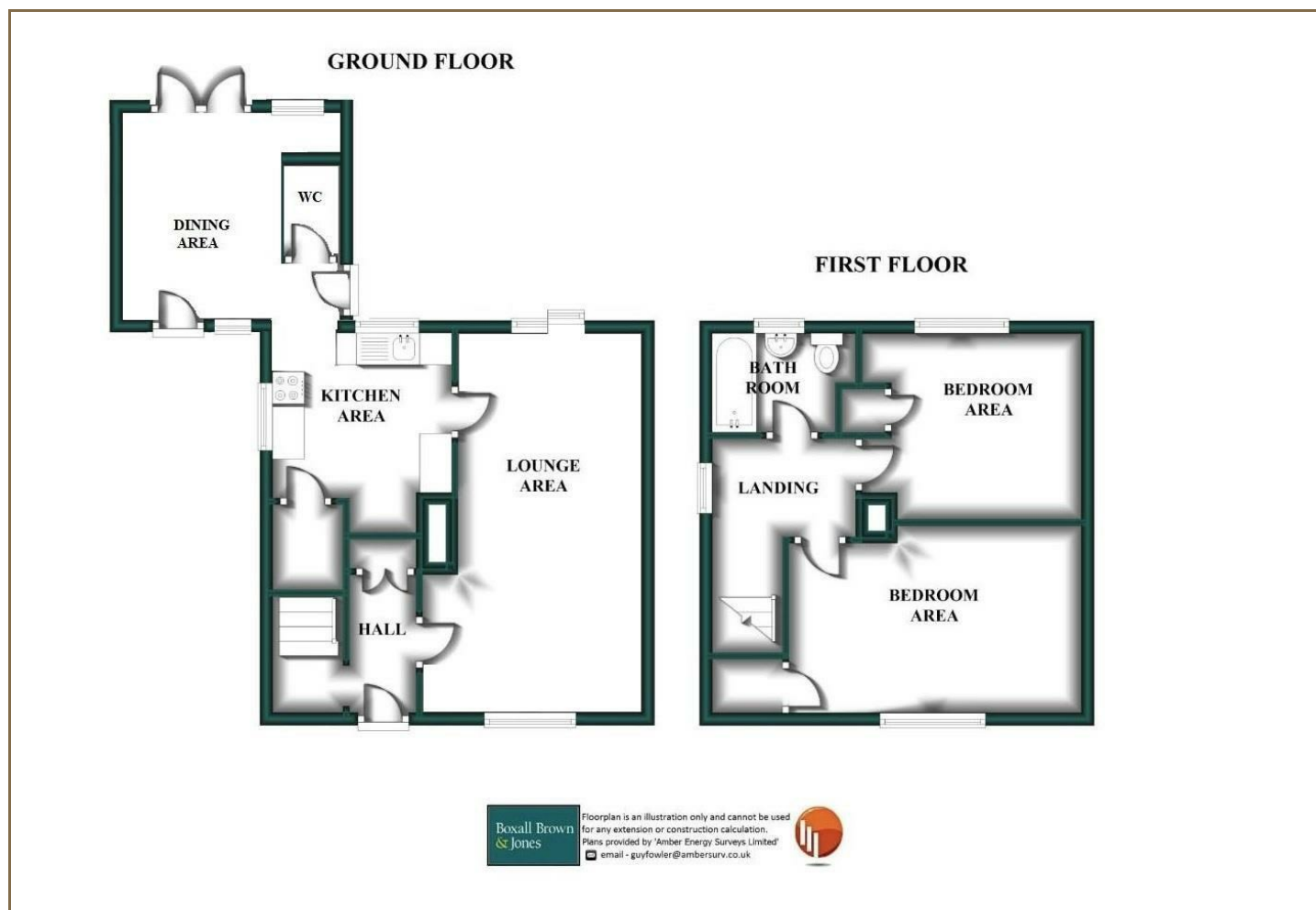




## Road Map



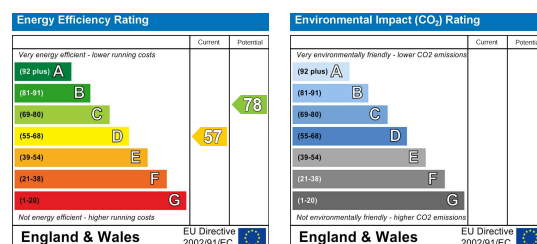
## Floor Plan



## 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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