



17 Devonshire Avenue, Allestree, Derby, DE22 2AU

No Onward Chain
£499,950



A beautifully presented and skilfully extended, spacious five bedroom semi-detached family home, which has south-facing gardens, positioned on an established and mature Avenue, in this ever popular location.



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DIRECTIONS

Approaching Allestree from Derby on the A6 take the second exit onto Kings Croft at the large traffic island and immediately left onto Devonshire Avenue. At the mini-Island take the second exit, continuing up the hill on Devonshire Avenue where the property is found, a short distance on the left.

The beautifully presented accommodation, which has been significantly extended and being beautifully presented throughout, incorporates both UPVC double glazing and gas central heating. Comprising a very welcoming entrance hallway with stairs to the first floor, guest cloakroom, formal sitting room with bay window, open plan living dining kitchen leading into a conservatory, and a stylish large reception room. To the first floor a superb Howard landing with store cupboard, leads into five very well proportioned bedrooms, the second bedroom having an ensuite WC, family bathroom and separate family shower room.

Externally the property offers a wide frontage providing off-road parking, with gated side access leading to a delightful south-facing rear garden, having a raised patio, leading onto an expanse of lawn with fenced border, established planting and garden sheds.

The property is located on a mature residential Avenue within this highly sought

after location, having an extensive range of local shopping facilities, covering most day-to-day requirements, schooling and also being close to the beautiful Allestree park, lake and woods. Derby city centre is a short distance away as is the A38 and A52 road networks.

A beautifully presented family home, worthy of a detailed thorough viewing.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Entering the property into a formal hallway area, providing a very welcoming feel, having original wooden flooring, stairs leading to the first floor and attractive wooden panelling, picture rail, and radiator.

GUEST CLOAKROOM

Appointed with a low-level WC and wash hand basin, original wooden flooring, UPVC double glazed window and radiator.

LOUNGE

15'10" into bay x 11'10" (4.83m into bay x 3.61m)

A charming formal reception room, having a UPVC double bay window to the front elevation and matching curved radiator, feature fireplace and hearth, media connections and picture rail.

OPEN PLAN LIVING DINING KITCHEN

KITCHEN AREA

11'1" x 10'1" (3.38m x 3.07m)

Smartly appointed, with a range of wall and base units, having matching cupboard and drawer fronts, solid wooden works surfaces, including a breakfast bar, matching up stands, inset ceramic one and a half bowl sink and drainer, electric oven and gas hob, integrated dishwasher and useful understairs store pantry, laminate flooring and UPVC double glazed window overlooking the rear garden.

LIVING DINING AREA

14'2" x 11'10" (4.32m x 3.61m)

A plentiful space for dining and living furniture having an attractive fireplace and hearth with an inset gas fire, picture rail, media connections, inset ceiling spotlights, radiator and UPVC double front doors leading:

CONSERVATORY

8'10" x 8'6" (2.69m x 2.59m)

Of brick base construction with UPVC double glazed windows and French doors leading

onto the rear patio, attractive glazed pitched roof with fan light and tiled floor.

FAMILY ROOM/STUDIO

27'11" x 9'6" (8.51m x 2.90m)

A highly versatile and very spacious reception room, having a UPVC double glazed window to the front elevation and UPVC double glazed door leading into the rear garden, laminate flooring throughout and two central heating radiators.

FIRST FLOOR

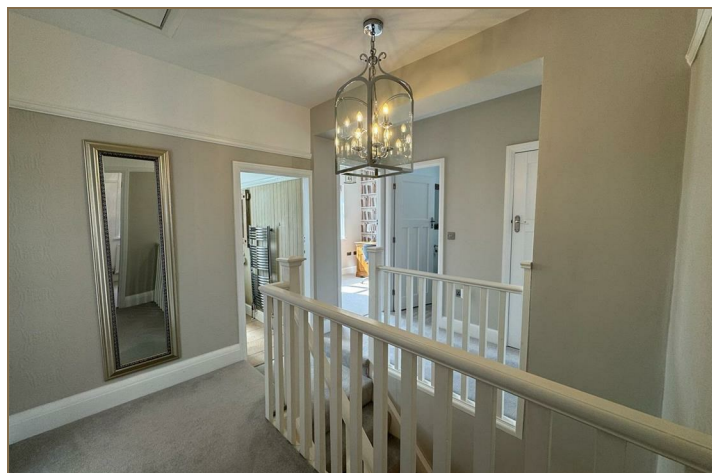
LANDING

An attractive galleried landing with loft access and store cupboard.

BEDROOM ONE

17'5" into bay x 11'10" (5.31m into bay x 3.61m)

A very large bedroom, having a UPVC double glazed window to the front elevation and matching curved radiator, built-in wardrobes, space for all further bedroom furniture, picture rail.



BEDROOM TWO

12'7" x 11'10" into recess (3.84m x 3.61m into recess)

A generous double bedroom with wardrobe recess, rear facing UPVC double glazed window, overlooking the garden, picture rail and radiator.

EN-SUITE WC

Neatly appointed with a low-level WC, wash handbasin sat on a vanity store unit, vinyl tile effect flooring, extractor fan and picture rail.

BEDROOM THREE

12'1" x 9'6" (3.68m x 2.90m)

A further generous double bedroom with front facing UPVC double glazed window, media connection and radiator.

BEDROOM FOUR

9'6" x 7'7" (2.90m x 2.31m)

A charming double bedroom, with rear facing UPVC double glazed window, overlooking the garden and radiator.

BEDROOM FIVE

7'8" x 7'6" (2.34m x 2.29m)

An impressive sized fifth bedroom or study, having a front facing UPVC double glazed window, picture rail and radiator.

BATHROOM

7'5" x 7'3" (2.26m x 2.21m)

Appointed with a white three-piece suite, comprising a panelled bath with an enlarged showering area and matching curved screen, mains chrome shower, wash basin and level WC, tiled floor and walls, UPVC double glazed window, extractor fan and chrome towel radiator.

SHOWER ROOM

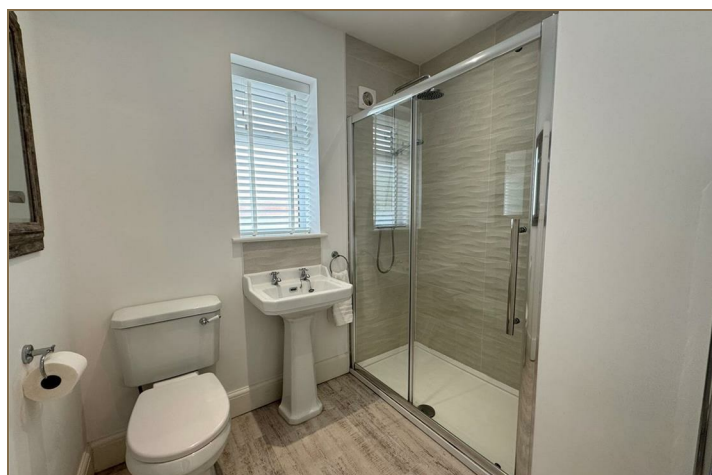
7'8" x 6'2" (2.34m x 1.88m)

Beautifully appointed with a three-piece suite, comprising a double width shower enclosure with sliding screen door, attractive wall tiling and mains chrome overhead shower, wash basin and low-level WC, vinyl floor covering, UPVC double glaze window, extractor fan, inset ceiling spotlights and chrome towel radiator.

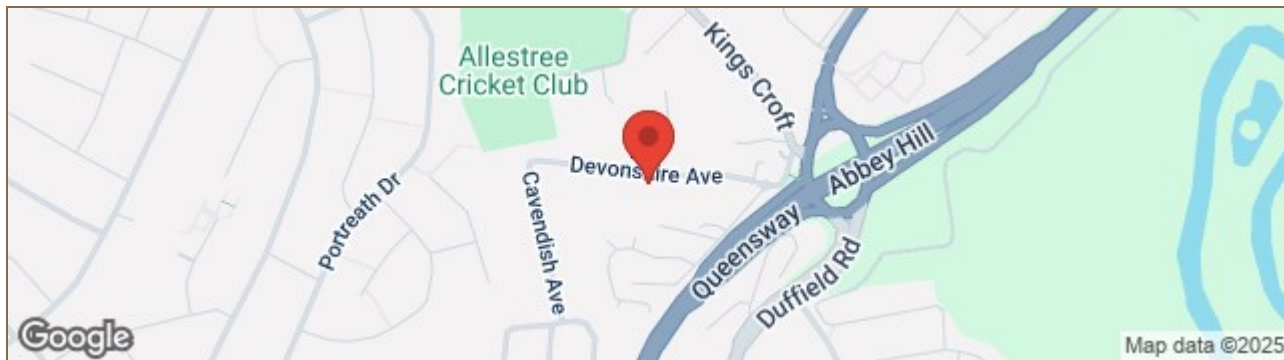


OUTSIDE

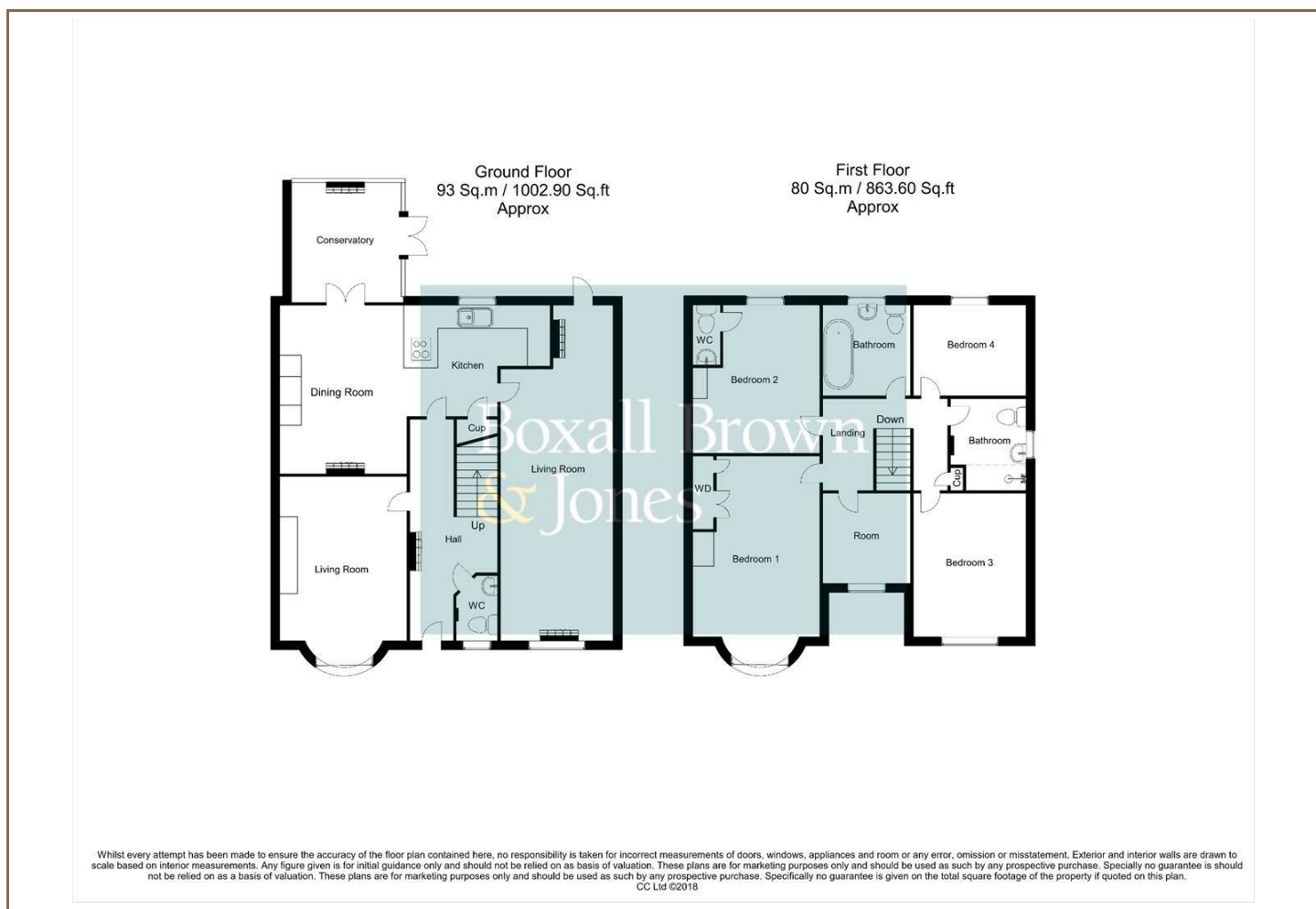
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Road Map



Floor Plan

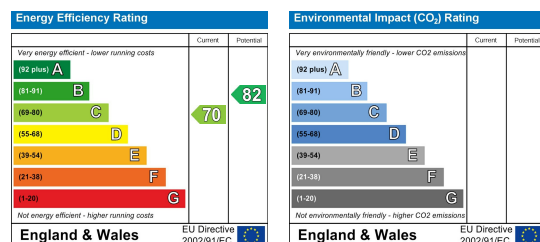


Viewing

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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