



38 Derwent Close, Allestree, Derby, DE22 2UY

£299,950



A stunning property benefitting from two extensions to create an individual and beautifully styled home featuring a superb living dining kitchen with bi-folding doors and within the noteworthy Ecclesbourne school catchment area.



38 Derwent Close, Allestree, Derby, DE22 2UY

£299,950



DIRECTIONS

Approaching Allestree on Duffield Road from the city centre turn right onto Derwent Avenue just after the petrol station, left at the junction onto Lambourn Drive, first left onto Spenbeck Drive by the shop, first left onto Rockingham Drive then first right onto Derwent Close where the property will be found towards the end of the road on the right.

An internal viewing of this highly impressive property can be highly recommended.

Internally the beautifully presented accommodation provides both gas central heating and UPVC double glazing, comprising a welcoming and spacious entrance hallway, cloakroom WC combined Utility Room, superb living dining kitchen with island, integrated appliances and bi-folding doors to the garden, attractive lounge with bay window and seat. To the first floor are three bedrooms, the principle with built in wardrobes and far reaching views, finally a well-appointed bathroom with shower.

Externally, there is a large block paved driveway providing off road parking. To the side is a gated pathway leading to an enclosed and private rear garden with patio, enclosed raised lawn and fenced borders.

Derwent Close falls within the sought after Ecclesbourne secondary school catchment area in nearby Duffield. Locally, there is a convenience store, petrol station with mini-Waitrose, doctors and dentist surgeries, pharmacy, café, popular village pub and the beautiful Allestree park. There are further shopping facilities throughout Allestree found at Blenheim Parade and Park Farm along with primary schools. Ease of access can be sought to the city centre and further north via Duffield Road which also has a frequent public transport service.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

A very welcoming and spacious area with main composite front door with inset glazing, Karndean flooring, radiator.

CLOAK/UTILITY ROOM

Cleverly fitted with a low level WC and wash basin along with a full height cupboard with sliding doors hiding space for a washing machine and tumble dryer along with useful storage space, side UPVC double glazed window, Karndean flooring and chrome towel radiator.

LIVING DINING KITCHEN

With Karndean flooring throughout and inset ceiling spotlights.

KITCHEN AREA

12'3" x 9'4" (3.73m x 2.84m)

A stunning kitchen with a comprehensive range of fitted wall, base and island units, laminate work surfaces and breakfast bar, tiled splashback, composite sink and drainer, integrated appliances include an electric oven, induction hob with extractor fan over, drinks fridge, washing machine, dishwasher and fridge freezer, radiator.

LIVING DINING AREA

A spacious area flowing directly from the kitchen into an excellent area with space for dining and lounging furniture, bi-folding doors superbly access the rear garden with three Velux windows all providing an abundance of natural light, media connections and radiator.

LOUNGE

12'4" x 12'2" into bay (3.76m x 3.71m into bay)

A charming room having a bay to the front with UPVC double glazed bay window and shutters, an attractive fitted window seat with storage beneath, stairs lead to the first floor with further storage beneath, media connections and radiator.

TO THE FIRST FLOOR

LANDING

With access into each first floor room and loft.

BEDROOM ONE

12'2" x 9'11" (3.71m x 3.02m)

A spacious double bedroom having fitted wardrobes with sliding mirrored doors, replacement UPVC double glazed window to the front elevation with shutters and far reaching views, feature wall panelling, radiator.



BEDROOM TWO

9'7" x 6'3" (2.92m x 1.91m)

Having two built in store cupboards, rear facing UPVC double glazed window and radiator.

BEDROOM THREE

11' x 4'2" (3.35m x 1.27m)

Featuring an open pitched ceiling with Velux window along with a front facing UPVC double glazed window with shutters, radiator.

BATHROOM

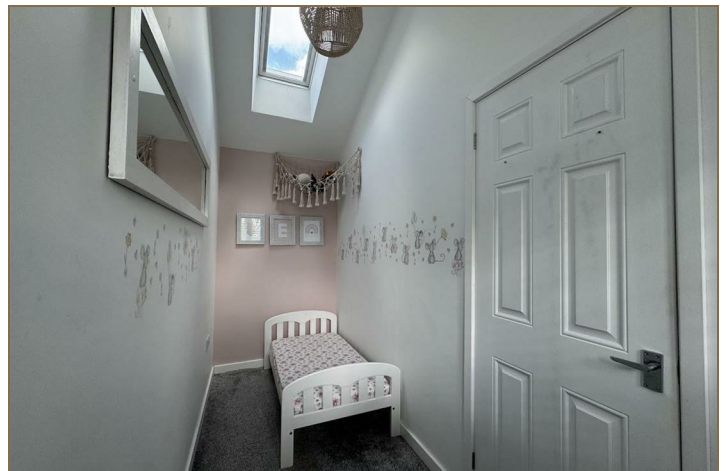
6' x 5'5" (1.83m x 1.65m)

Beautifully appointed with a white three piece suite comprising a panelled bath with mains overhead shower and additional shower,, glazed screen, wash basin and WC, attractive wall tiling, Karndean flooring, UPVC double glazed window with deep tiled sill, extractor fan and chrome towel radiator.

OUTSIDE

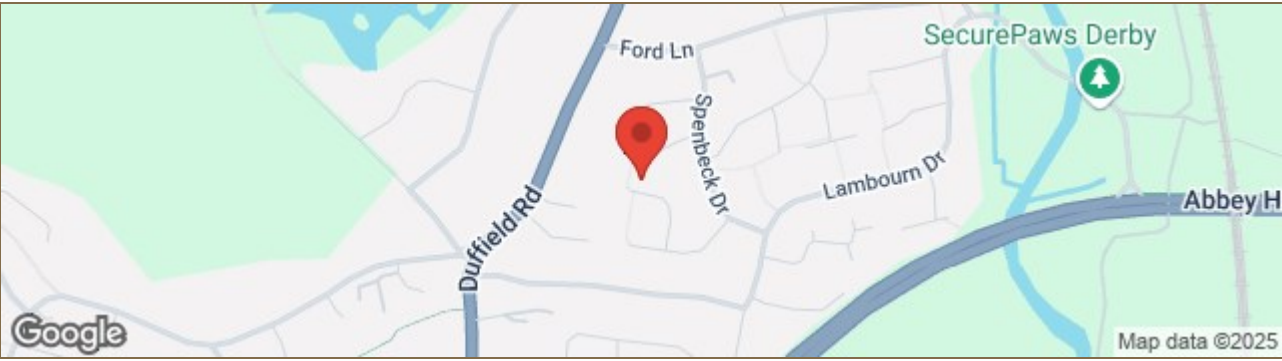
To the front of the property is a large block paved driveway providing ample off road parking and leading to the front door with

covered storm porch. A side gated pathway leads to the delightful enclosed and private rear garden with large patio separated from the house by the bi-folding doors, raised enclosed lawn with attractive wooden sleepers and railings, all surrounded by fenced borders.

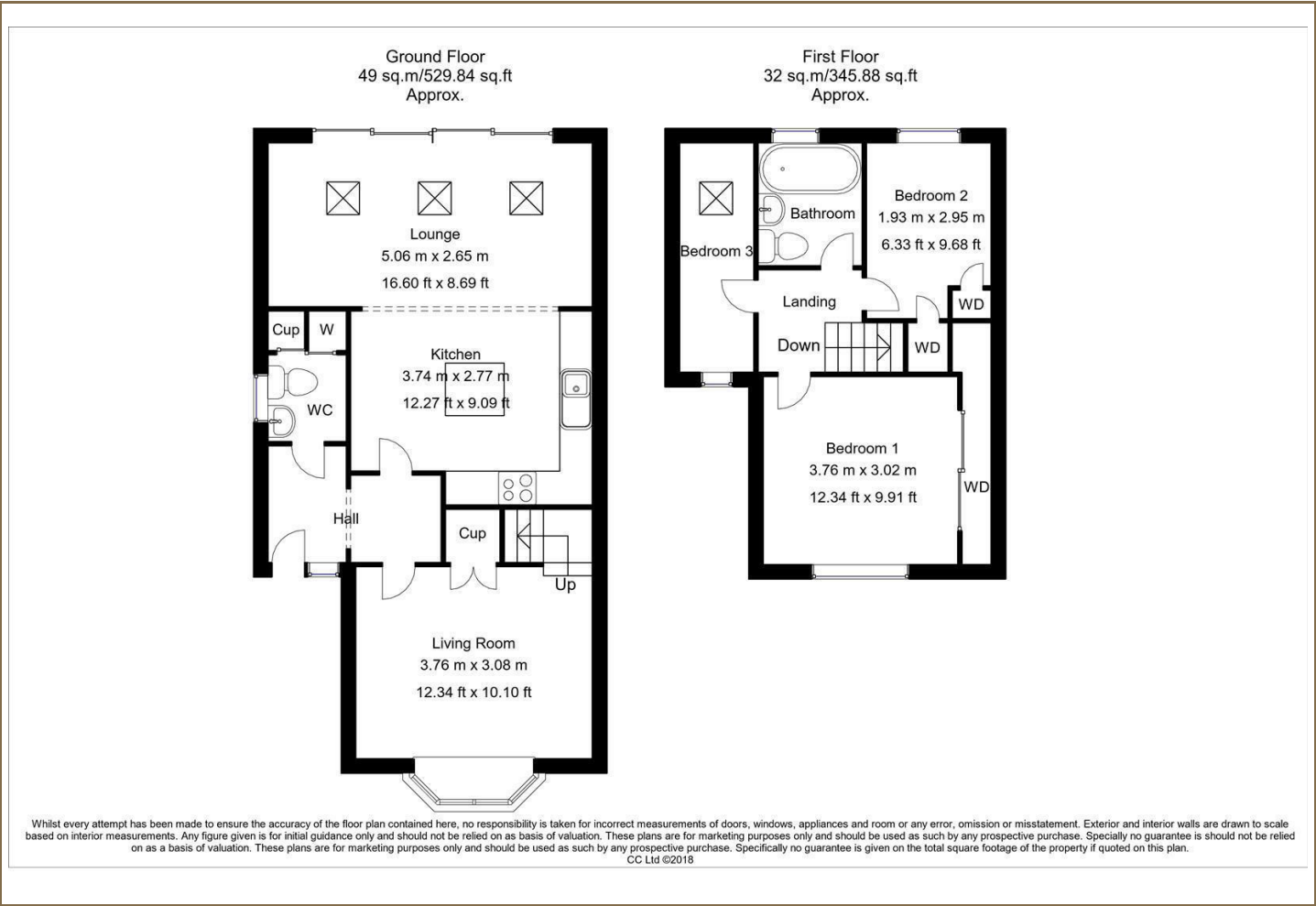




Road Map



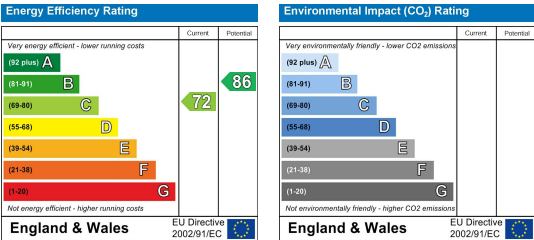
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe in being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk