



526a Duffield Road, Allestree, Derby, DE22 2DL

£260,000



We are acting in the sale of this property and have received an offer of £260,000 on 526a Duffield Road. Any interested parties must submit any higher offers in writing to Boxall Brown & Jones before exchange of contracts takes place.

"The Little House" is a delightful home enjoying a fine sought after residential position.

The property is attractively offered for sale with no upward chain.



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DIRECTIONS

Approaching Allestree from Derby on Duffield Road, pass the petrol station on the left, then the small parade of shops on the right, the property will be found shortly after on the right clearly identified by our 'For Sale' board.

The property offers potential for improvement, personalisation and extension subject to the necessary consents and currently comprises, enclosed porch, hall, a large ground floor bedroom with fitted wardrobes and French doors, bathroom, bay windowed lounge, dining kitchen, a side lobby with stairs leads to the first floor area comprising a main area and study area both with dormer windows and shower with basin and WC.

Externally the property sits behind a deep block paved driveway with gates. The rear garden has a patio dropping down to a lawn, rockery, greenhouse, shed and side gated passageway.

The property is located within the Ecclesbourne school catchment, if required, and is just a short distance away from a mini-Waitrose at the local petrol station, doctors, dentists, pharmacy, cafe and the beautiful Allestree park and lake. A frequent public transport system runs between the city centre and the beautiful towns of the Peak District to the north.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Main front UPVC double glazed door, surrounding windows, tiled floor, storage space, inner door into:

HALLWAY

With access into the bedroom, bathroom and lounge.

BEDROOM

15'7" x 10'3" (4.75m x 3.12m)

A generous bedroom having fitted wardrobes, built-in cupboard, UPVC double glazed French doors to the garden, radiator.

BATHROOM

5'11" x 5'6" (1.80m x 1.68m)

Appointed with w white three piece suite comprising a bath, basin and WC, wood effect vinyl flooring, UPVC double glazed window, radiator.

LOUNGE

17' into bay x 12' (5.18m into bay x 3.66m)

A spacious lounge having a UPVC double glazed bay window to the front elevation, gas fire with surround and hearth, media connections, radiator, access to first floor and kitchen.

DINING KITCHEN

15'4" x 12'6" (4.67m x 3.81m)

A generous space with room for a dining table and chairs, comfortable chair and TV, UPVC double glazed French doors open to the rear patio.

The kitchen is well appointed with a range of walk and base units having matching cupboard and drawer fronts, laminate work surfaces, tiled walls, stainless steel sink and drainer, double electric oven, induction hob and extractor fan, integrated fridge and freezer, provision for a washing machine is within the understairs store cupboard, two central heating radiators and tiled floor throughout.

FIRST FLOOR

From a lobby off the lounge stairs lead to:

MAIN AREA

15'8" x 11'6" (4.78m x 3.51m)

A large space with rear facing UPVC double glazed dormer window, storage recess, fitted wardrobe and radiator.

STUDY AREA

5'11" x 5'2" (1.80m x 1.57m)

Having a second UPVC double glazed dormer window, access into eaves storage, access into:

SHOWER AND WC

7'11" x 7' (2.41m x 2.13m)

Appointed with a shower cubicle, basin and WC, vinyl tiled floor, radiator, airing cupboard and additional storage space.

OUTSIDE

Externally the property sits behind a deep block paved driveway with gates. The rear garden has a patio dropping down to a lawn, rockery, greenhouse, shed and side gated passageway.

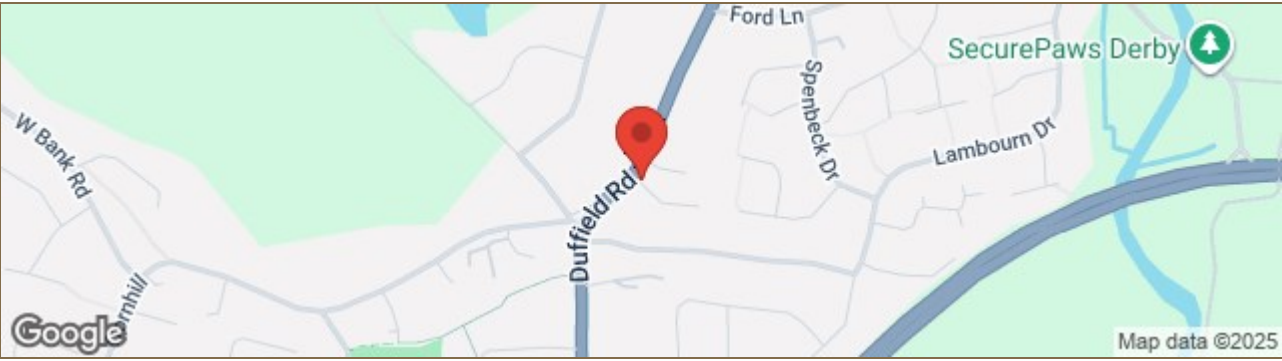


PLEASE NOTE

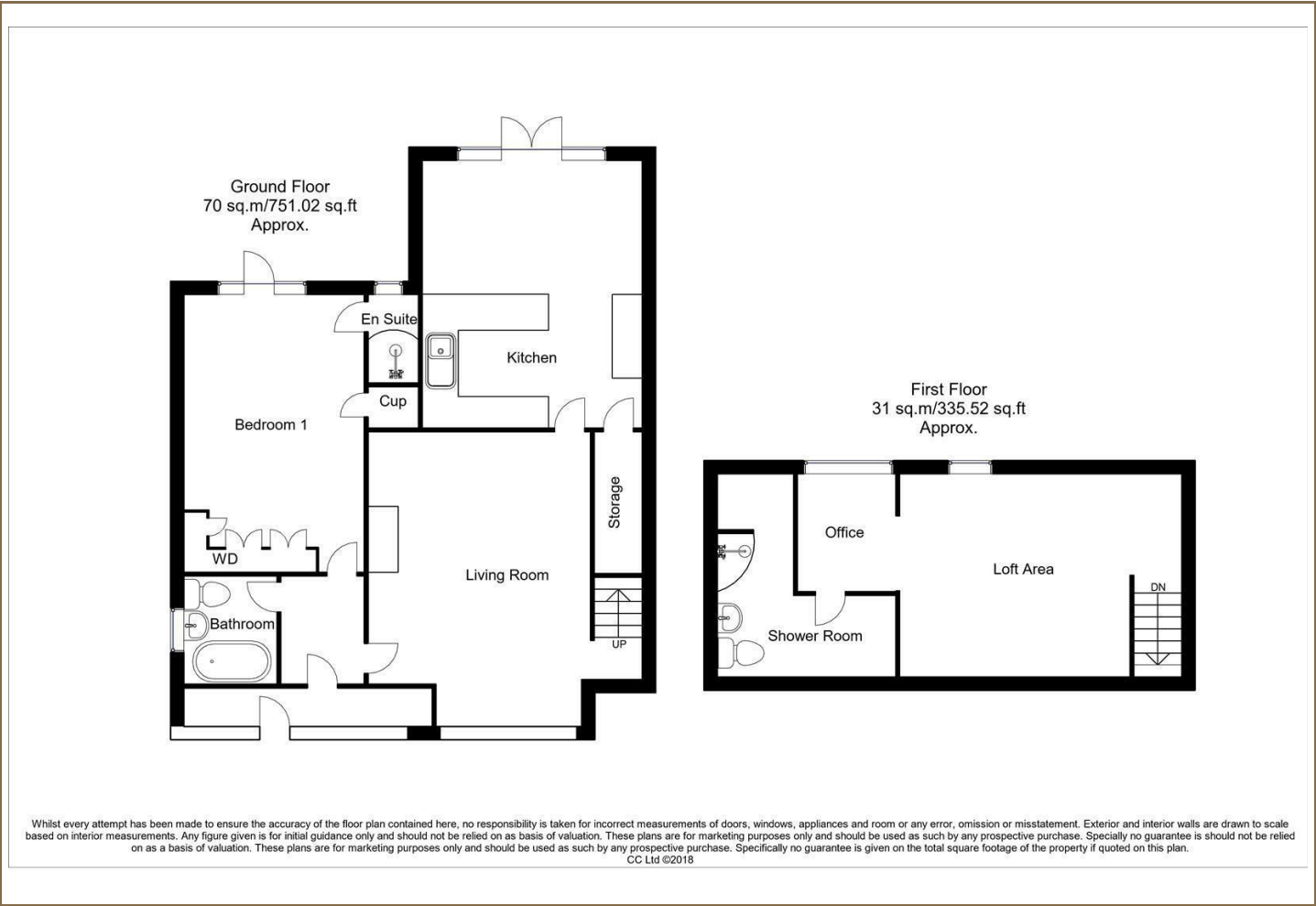
The property was last conveyed in 1997 when the new owners sought to convert the loft space into a second bedroom with en-suite, whilst plans and builder's quotes are available, unfortunately no documents relating to building regulation approval documents have been found.



Road Map



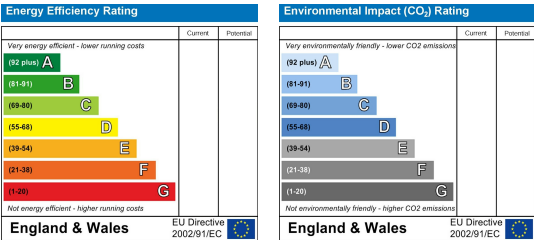
Floor Plan



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 is 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

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