





St. Mawes Close, Allestree, Derby

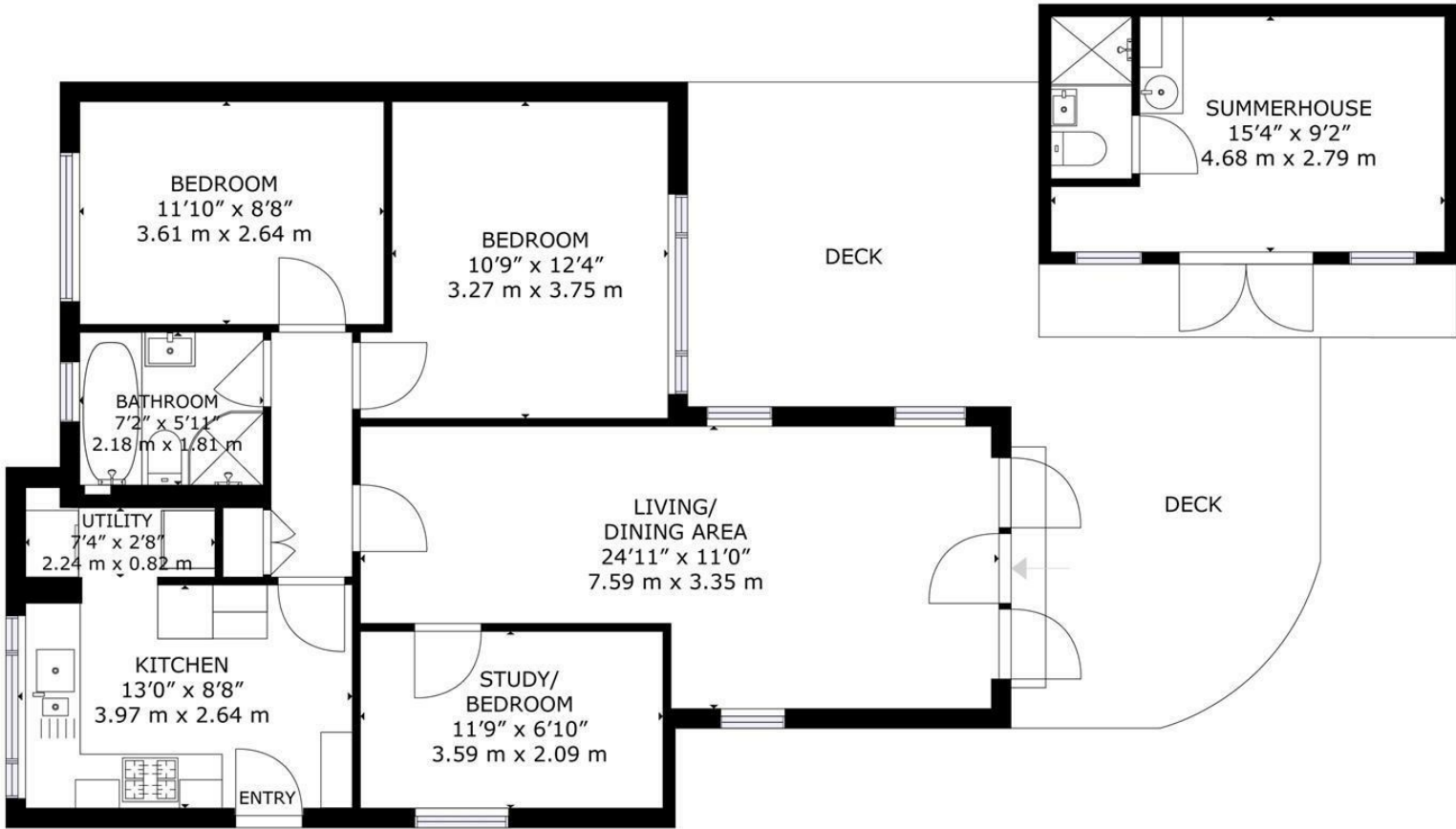
CURRAN
BIRDS
+ CO



St. Mawes Close, Derby, DE22 2GX
Offers in excess of £380,000

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Floor Plan



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 947 sq.ft, 88 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







NO CHAIN, SUPERB EXTENDED BUNGALOW WITH ATTRACTIVE SUMMERHOUSE - An outstanding, beautifully appointed and greatly refurbished three bedroom detached bungalow, offering A-Rated energy efficiency. The property is located in a delightful close in the vicinity of local shops and amenities. This superb light and spacious home has been finished to an impressive specification which really has to be viewed internally to be fully appreciated.

The property offers an outstanding level of efficiency with an A rated energy performance (EPC rating 94). The improvements of note include the installation of an air source heat pump system, solar panels that benefit from the FIT scheme and internal wall insulation.

The accommodation has undergone an extensive scheme of refurbishment to the highest standards, including uPVC windows, rewiring, heating system, re-plastering, soffits, fascia, landscaping, modern kitchen, four-piece bathroom, flooring, and bi-fold doors connecting seamlessly to the south-facing decked area and garden. The detached timber-framed summerhouse with open plan lounge kitchen, en-suite shower room, ceramic electric heating, double glazing and full insulation is a delightful addition to the living space. Viewing is essential to fully appreciate this stunning property.

In brief the accommodation comprises: superb contemporary kitchen with utility area, inner hallway, spacious extended lounge dining room with bi-folding doors, three bedrooms and a modern four piece bathroom suite, and a spacious loft space.

Outside there is a tarmacadam driveway to the front providing off road car parking for 2-3 cars, leading to a single detached garage and a delightful south facing enclosed private rear garden with beautiful raised level composite decked seating area giving access to the attractive summerhouse. There is a lower level lawned area, planting borders and a wooden shed.

- Superb Extended Three Bedroom Detached Bungalow
- A Rated Energy Efficiency (94 EPC Rated) Air Source Heat Pump, Solar Panels & Insulation
- Contemporary Kitchen with integrated appliances & Utility Area
- Spacious Fully Boarded and Insulated Loft Space
- Generous Tarmacadam Driveway, Electric Fast Car Charging Point & Single Detached Garage
- Comprehensively Upgraded & Quality Specification
- Superb Extended Lounge Dining Room with Bi-Folding Doors
- Three Bedrooms & Contemporary Four Piece Bathroom
- Superb Timber Detached Summerhouse/Home Office with Kitchen Area & Shower Room
- Delightful Landscaped South Facing Rear Garden with Spacious Composite Decked Seating Area







LOCALITY & AMENITIES

Allestree is a very popular residential suburb of Derby approximately three miles from the City centre and provides an excellent range of local amenities including the noted Park Farm shopping centre and also there are shops located just a few minutes walk away from this property on Blenheim Parade including Tesco and Co-op supermarkets.

There are excellent local schools at all levels with the property falling within the catchment area for the noted Woodlands School Catchment which is located just a few minutes walk away.

There are regular bus services to Derby City Centre and Local recreational facilities include Woodlands Tennis Club, Allestree Park with its golf course and fishing lake and Markeaton Park also having a boating and fishing lake together with Kedleston Golf Course. There are also beautiful countryside walks that are also easily accessible.

There is easy access onto the A38 leading to the A50 and M1 motorway. The location is convenient for the University of Derby, Rolls-Royce, Royal Derby Hospital and Toyota

THE ACCOMMODATION

GROUND FLOOR

A Rated Energy Efficiency

The property offers A - (94) Rated Energy Efficiency with many energy saving additions including an Air Source heat pump and solar panels which benefit from the FIT scheme (feed in tariffs providing income from the grid). The property has been extended and fitted with internal wall and loft insulation.

Contemporary Fitted Kitchen

13'0 x 8'8 (3.96m x 2.64m)

A beautifully appointed kitchen with composite double glazed entrance door with obscure glazed inset window. Fitted with a range of light grey panelled units with brushed stainless steel handles, square edge woodgrain effect work surfaces, grey kardean style wood flooring, metro tiled splashbacks, stainless steel double electric oven and grill, induction hob with a glazed splashback, extractor fan, integrated dishwasher, one and a half bowl sink drainer unit with chrome swan neck style mixer tap, tall contemporary black matte radiator, electric sockets with built USB ports, tall built in storage cupboards housing the wall mounted electrical fuse box, electric meter and SOLiC sensor for the solar panels that heats the domestic water.

Utility Area

7'4 x 2'8 (2.24m x 0.81m)

With tall black matte ladder style towel rail, space for tall fridge freezer, plumbing for the automatic washing machine with reinforced woodgrain effect laminated worktop with tiled splashback, woodgrain effect kardean flooring, several electric points and switch for electric car charger.

Inner Hallway

Access through a contemporary glazed door, open play access to the utility area, cloaks storage cupboard ideal for storing ironing board and Hoover. Contemporary panelled doors giving access to;

Cloaks Cupboard

With double opening doors with brushed stainless steel handles

Spacious Extended Lounge Dining Room

24'11 x 11'0 maximum (7.59m x 3.35m maximum)

With grey woodgrain effect kardean flooring, two tall matte finish anthracite radiators, TV point, electric sockets with built in USB ports, three uPVC double glazed windows to the side elevations, uPVC bi-fold doors leading out on to the decked seating area.

Main Bedroom

12'4 x 10'9 (3.76m x 3.28m)

Fitted with tall contemporary matte finish radiator, electric sockets with built in USB ports, uPVC double glazed window to the rear elevation and TV point.

Bedroom Two

11'10 x 8'8 (3.61m x 2.64m)

Fitted with tall matte finish anthracite contemporary radiator, uPVC double glazed window to front elevation, electric sockets with USB ports, TV point, loft access with high quality fold down metal ladder with insulated door.

Study/Bedroom Three

11'9 x 6'10 (3.58m x 2.08m)

With access from the dining area, grey woodgrain effect kardean flooring, tall anthracite grey contemporary matte finish radiator, uPVC double glazed window to side elevation, electric socket with USB ports and TV point.

Contemporary Four Piece Bathroom

7'2 x 5'11 (2.18m x 1.80m)

Fitted with a well mounted ceramic Gerberit wash hand basin with chrome monobloc mixer tap and vanity cupboard below with white high gloss front and chrome handle, rimless comfort height WC with chrome push button flush, panelled bath with shower mixer attachment, ceramic tiled splashbacks, beautiful patterned tiled effect floor, corner shower with wall mounted Mira shower with mains fed shower unit comprising of shower unit and additional rainfall shower above, slate effect aquaboard splash back panelling, two shaver points, USB port, extractor fan and uPVC obscure double glazed window to the front elevation.

SPACIOUS LOFT AREA

28'1 x 11'6 into eaves (8.56m x 3.51m into eaves)

Very spacious loft area, fully insulated and boarded with useful storage space built in to the eaves, access to a pressurised hot water cylinder, lighting, power, sockets. Accessed by high quality loft ladder with insulated loft hatch from bedroom two.

OUTSIDE

Frontage & Driveway

A recently laid tarmacadam driveway with block paved edging providing off road parking for around 3 cars. There is an electric car charging point on the front driveway and there is also a driveway to the side leading to the main entrance door into the kitchen and the single garage and there is a lockable timber gated access to the enclosed rear garden. There is also timber gated access on the other side of the property with a gravelled pathway access.

Detached Garage

13'11 x 7'10 (4.24m x 2.39m)

Fitted with power, LED light, uPVC double glazed window to the side elevation.

Enclosed Rear Garden

With raised level composite decked seating area with slate edging and provides access to the summerhouse and air source heat pump. Timber gated access on either side of the property, two double outside power sockets, exterior wall mounted up and down lighters, timber framed storage unit. The garden has a lower level laid to lawn, well stocked planting borders with mature trees to the rear, fence panelled boundary, timber framed shed with power and light and additional power sockets and the rear of the hard standing area and outside tap.

SUPERB DETACHED TIMBER INSULATED SUMMERHOUSE

Lounge Kitchen Area

15'5 maximum x 9'2 (4.70m maximum x 2.79m)

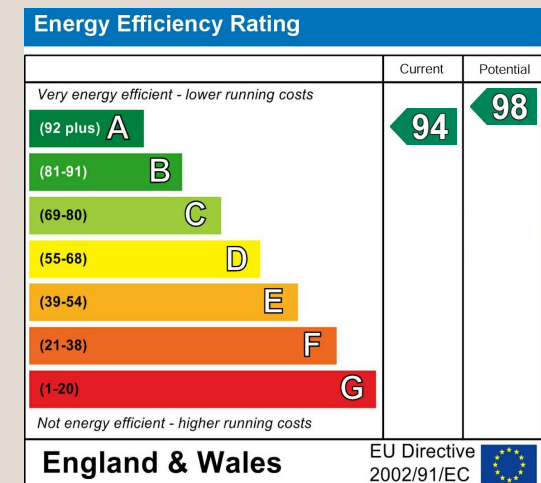
Offers a beautiful open plan living kitchen area with grey panelled base units with brushed stainless steel handles, roll edge laminated granite effect worksurface over with ceramic tiled splashback, TV wired, stainless steel sink with mixer tap, efficient wall mounted ceramic electric radiator, grey woodgrain effect flooring, double glazed windows to the front, double glazed French doors opening on to the timber decked seating area.

Contemporary Shower Room

With a contemporary white three piece suite comprising of low level WC, with chrome push button flush, ceramic wash hand basin with chrome monobloc mixer tap built into a white high gloss vanity unit, shower cubicle with folding glazed door, wall mounted electric shower unit, extractor fan, grey woodgrain effect flooring and wall mounted LED backlit mirror.



Energy Performance Graph



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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