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Nether Park Drive, Allestree, Derby

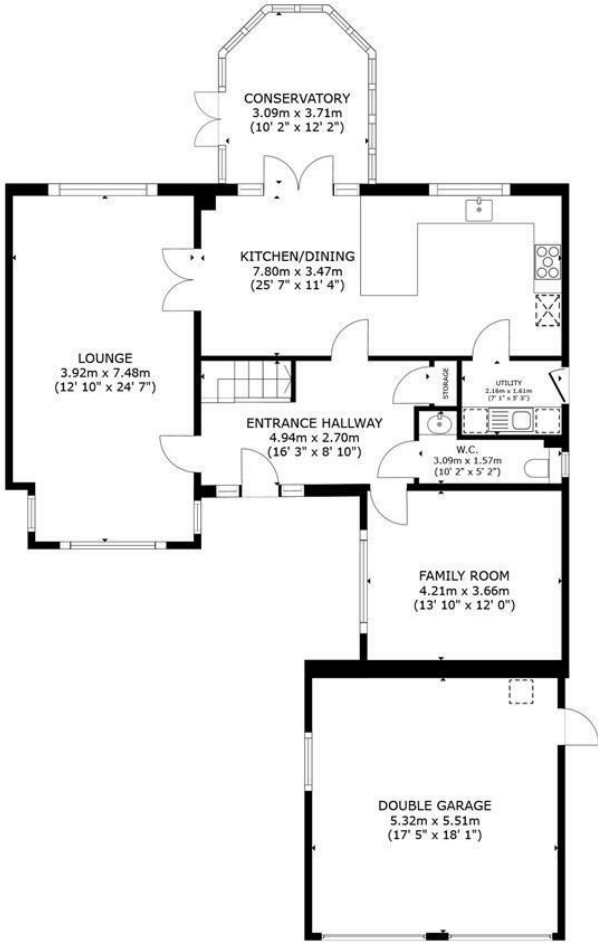
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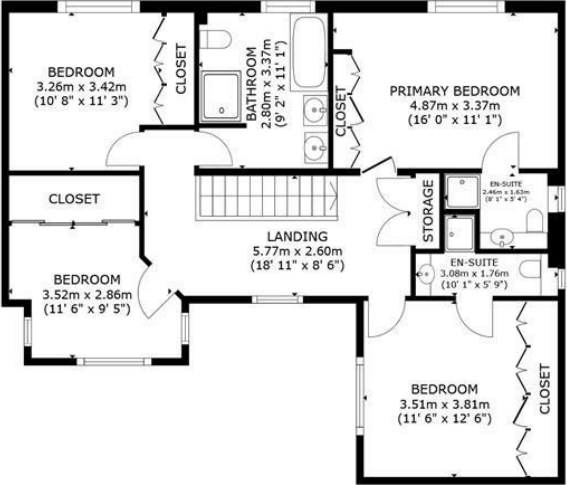
Nether Park Drive, Derby, DE22 2TR
£660,000

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Floor Plan



GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR 136.7 m² (1,472 sq.ft.) FLOOR 1 93.6 m² (1,008 sq.ft.)
 TOTAL : 230.4 m² (2,480 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







PREMIER EDGE OF ESTATE POSITION CLOSE TO MARKEATON PARK - An opportunity to acquire this superior four double bedroom, two en-suite, detached residence of style and character offering around 2100 square feet of living accommodation, occupying arguably one of the finest positions on the sought after Coppice Park estate, conveniently located within easy access of excellent local amenities in Allestree and located just a short walk away from Markeaton Park and Kedleston Hall & Estate.

This stunning home has been comprehensively upgraded by the current vendors and had several upgrades over recent years, including a most spacious stunning open plan dining kitchen which offers superb contemporary units with Quartz work surfaces and quality integrated appliances. The property has also has a upgraded contemporary five piece bathroom suite and two contemporary en-suite shower rooms.

The property has the benefit of being gas centrally heated and has uPVC double glazing and in brief comprises: spacious entrance hallway with staircase leading to first floor, cloakroom, downstairs wc, spacious lounge with feature fireplace, family room, garden room/conservatory with tiled and insulated roof and superb open plan dining kitchen and separate utility room.

The spacious first floor landing leads to four double bedrooms all with built in wardrobes and a superb five piece contemporary bathroom suite with mood lighting. The primary bedroom and bedroom two both offer contemporary en-suite shower rooms.

Outside the property offers this delightful end of cul-de-sac location with views towards fields. There are beautifully landscaped gardens to both front and rear. There is a generous block paved driveway leading a double garage. There is a well maintained landscaped garden to the rear with shaped lawn with borders, paved patio area with hot tub and steps leading upto a superb detached timber framed home office/summerhouse.

- Most Spacious Detached Family Home
- Premier Edge of Estate Location with Delightful Views
- Stunning Open Plan Dining Kitchen, Utility & Garden Room/Conservatory
- Superb Detached Home Office/Summerhouse & Hot Tub
- Close to Markeaton Park, Kedleston Hall & Country Estate
- High Specification & Beautifully Presented Throughout
- Entrance Hallway, WC, Cloaks, Family Room & Spacious Lounge
- Four Double Bedrooms, Two En-Suites & Five Piece Contemporary Bathroom
- Generous Driveway, Double Garage, Delightful Landscaped Front & Rear Gardens
- Allestree Woodlands School Catchment 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 with fast transport links to the A38 and A50 leading to the M1 motorway. The location is convenient for the University of Derby, Rolls-Royce, Royal Derby Hospital and Toyota.

Recreational facilities include a beautiful 18 hole golf course at Kedleston located just a few minutes drive away and Woodlands Tennis Club is within walking distance of this property as well as tennis courts at Markeaton park and nature reserve close by. There are also Gym facilities available at Derby University and Park Farm Centre.

Excellent educational facilities are close at hand to include Lawn and Portway primary school and Woodlands secondary school. Private education is also available at Derby High School and Derby Grammar School for Boys both situated in Littleover approximately three miles away.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

16'3 x 8'10 (4.95m x 2.69m)

Entrance through composite double glazed entrance door with obscure uPVC double glazed side panel windows, inset door mat, feature aspect papered wall, central heating radiator, coving to ceiling, smoke alarm, staircase leading to the first floor with understairs storage cupboard. Engineered wood panelled doors giving access to the cloakroom, downstairs wc, family room, lounge and dining kitchen.

Downstairs WC

10'2 x 5'2 maximum (3.10m x 1.57m maximum)

Fitted with two piece white suite comprising low flush wc, wash basin inset into fitted storage cupboard beneath, feature aspect papered wall, chrome ladder style heated towel radiator, uPVC obscure double glazed window to the side elevation.

Family Room

13'10 x 12'0 (4.22m x 3.66m)

Feature aspect papered wall, coving to ceiling with ceiling rose, oak effect flooring, central heating radiator, uPVC double glazed window to the side elevation and feature contemporary electric fireplace.

Spacious Lounge

24'7 x 12'10 (7.49m x 3.91m)

Feature recessed fireplace housing a cast iron log burning burner with slate hearth, feature aspect papered wall, solid oak wood flooring, coving to ceiling with two ceiling roses, uPVC double glazed windows to the front and rear elevations, two central heating radiators, internal double opening doors leading to the spacious open plan dining kitchen and doorway to the entrance hallway.

Superb Dining Kitchen

25'7 x 11'4 (7.80m x 3.45m)

Fitted with a superb contemporary kitchen with grey high gloss fronted wall, base and drawer units with quartz worksurfaces with undermounted one and a half bowl stainless steel sink unit with mixer tap, integrated Neff appliances including stainless steel five ring gas hob with extractor hood over, integrated double electric fan assisted oven, integrated combination oven/microwave, integrated fridge/freezer, built-in wine cooler and integrated dishwasher, breakfast bar, recessed LED downlighters, feature aspect papered wall, uPVC double glazed french doors giving access to the garden room/conservatory, uPVC double glazed window overlooking the rear garden and internal doors giving access to the entrance hallway, lounge and utility room.

Conservatory/Garden Room

12'2 x 10'2 (3.71m x 3.10m)

Fitted with tiled and insulated roof, uPVC double glazed windows with fitted blinds, uPVC double glazed french doors giving access to patio and landscaped rear garden, spotlights to ceiling and two double glazed Velux windows.

Utility Room

7'1 x 5'3 (2.16m x 1.60m)

Fitted with grey high gloss units comprising wall and base units with matching worktops with stainless steel sink with mixer tap, appliance space with plumbing for automatic washing machine, appliance space for tumble dryer, wall mounted Worcester Bosch combination boiler, central heating radiator and composite side access door leading the side pathway

FIRST FLOOR

Landing

18'11 x 8'6 (5.77m x 2.59m)

Spacious first floor landing. Feature aspect papered wall, coving to ceiling, central heating radiator, uPVC double glazed window to the front elevation, attractive balustrade and airing cupboard housing the hot water cylinder. Doors off the landing giving access to all four bedrooms and bathroom.

Primary Bedroom

16'0 x 11'1 (4.88m x 3.38m)

Feature aspect papered wall, coving to ceiling, fitted wardrobes, central heating radiator, uPVC double glazed window to the rear elevation and internal door giving access to the en-suite shower room.

Contemporary En-Suite Shower Room

8'1 maximum x 5'4 (2.46m maximum x 1.63m)

Fitted with a white three piece suite comprising shower cubicle with chrome shower unit, fitted wash basin with storage cupboards beneath, low level wc, fitted mirrored wall cupboard, ceramic tiled walls with matching tiled flooring, recessed LED downlighters, extractor fan, ladder style heated towel radiator, uPVC double glazed obscure window to the side elevation.

Bedroom Two

12'6 x 11'6 (3.81m x 3.51m)

Fitted wardrobes, coving to ceiling, central heating radiator, uPVC double glazed window to the side elevation and internal door giving access to the shower room.

Contemporary En-Suite Shower Room

10'1 x 5'9 maximum (3.07m x 1.75m maximum)

Fitted with a white three piece suite comprising shower cubicle with chrome shower unit, fitted wash basin with storage cupboards beneath, low level wc, fitted mirrored wall cupboard, ceramic tiled walls with matching tiled flooring, recessed LED downlighters, extractor fan, ladder style heated towel radiator, uPVC double glazed obscure window to the side elevation.

Bedroom Three

11'6 x 9'5 (3.51m x 2.87m)

Fitted wardrobes, central heating radiator, coving to ceiling and uPVC obscure double glazed window with to the rear elevation

Bedroom Four

11'3 x 10'8 (3.43m x 3.25m)

Fitted wardrobes, central heating radiator, coving to ceiling, three uPVC double glazed windows to the front elevation.

Contemporary Four Piece Bathroom

11'1 x 9'2 (3.38m x 2.79m)

Fitted with a contemporary five piece suite comprising twin wash basins both with chrome taps and having fitted storage cupboards beneath, low level wc, separate shower cubicle with chrome shower unit, ceramic tiled splashbacks, ceramic tiled flooring, recessed LED downlighters, mood lighting, two matching wall mounted mirrored cupboards, extractor fan, chrome ladder style heated towel radiator, uPVC obscure double glazed window to the rear elevation.

Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

OUTSIDE

Frontage & Driveway

Double width block paved driveway provides car standing spaces for approximately four cars with gated access to the side leading to the enclosed rear garden and side access into the garage. Delightful landscaped foregarden with paved patio seating area, area laid to lawn and fence panelled boundary.

Double Garage

18'1 x 17'5 (5.51m x 5.31m)

Fitted with two remote control electric Hormann up and over garage doors. Fitted with power and light and composite double glazed side access door.

Landscaped Enclosed Rear Garden

Delightful landscaped rear garden with generous porcelain paved patio area with access to the hot tub, shaped lawns, stepped pathway that leads to upto the summerhouse/home office, shed and a further paved seating area. There are raised level planting beds with decorative gravel and the garden is enclosed by a timber fence panelled boundary.

Hot Tub

Blue Water 6 Seater hot tub to be included within the sale comes complete with cover.

Summerhouse/Home Office

9'10" x 8'2" (3m x 2.5m)

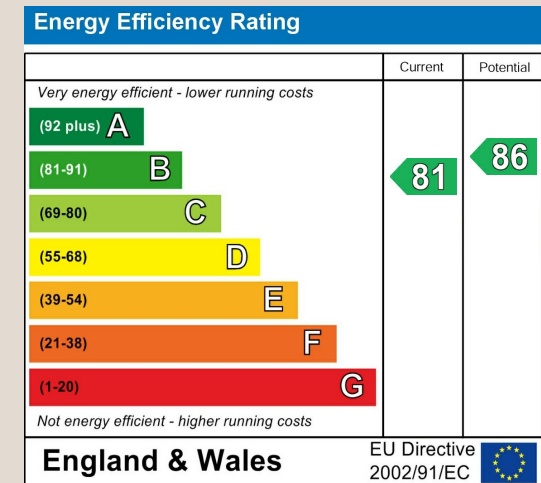
Designed and installed by Fora in 2023 is this superb detached timber framed summerhouse. Fitted with double glazed french doors and power and lighting.

Council Tax Band – G

Derby City Council



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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Purchasers must make further investigations and inspections before entering into any agreement.

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