

St. Georges Close, Allestree, Derby

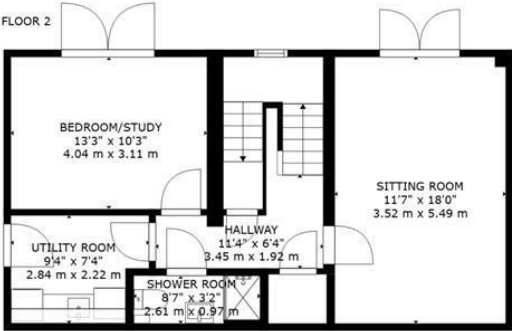
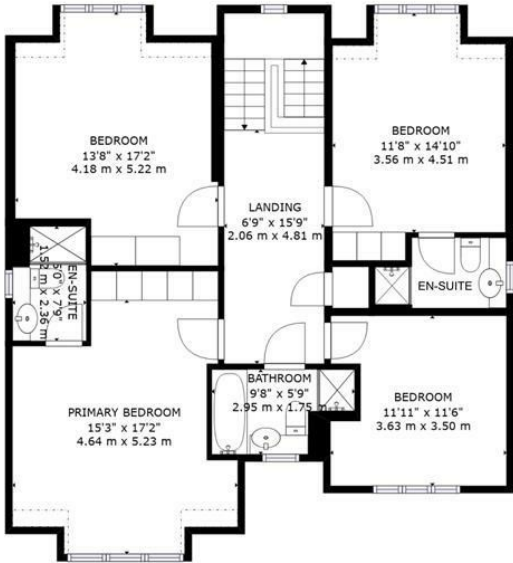
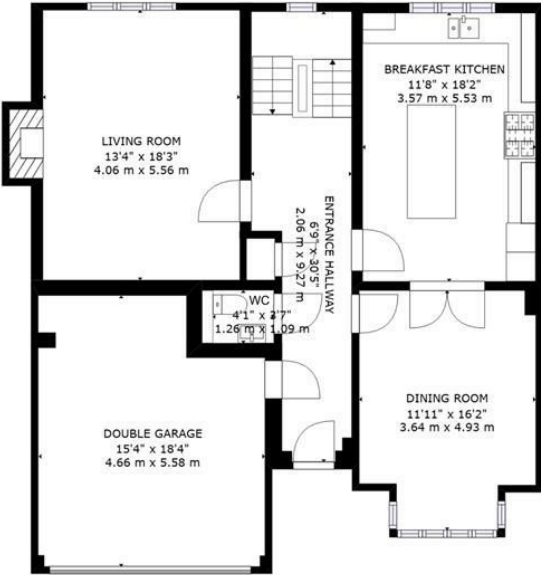
CURRAN
BIRDS
+ CO



St. Georges Close, Derby, DE22 1JH
Price £625,000

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Floor Plan



TOTAL: 2537 sq. ft, 236 m2
 Below Ground: 603 sq. ft, 56 m2, FLOOR 2: 882 sq. ft, 82 m2, FLOOR 3: 1052 sq. ft, 98 m2
 EXCLUDED AREAS: DOUBLE GARAGE: 258 sq. ft, 24 m2, FIREPLACE: 7 sq. ft, 1 m2, CRAWL SPACE: 26 sq. ft, 0 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







STUNNING HOME IN EXCLUSIVE LOCATION - A superior five double bedroom detached residence, offering a most spacious and versatile layout, offering around 2500 square feet of beautifully presented living accommodation. The property occupies this highly sought after and prestigious modern development conveniently located within easy access of local parks including Allestree Park and the beautiful Darley Park and Darley Abbey Village. The property is also positioned within easy access of reputable primary/secondary schools and excellent transport links.

Constructed by Radleigh Homes in 2009 to their superb 'Leyland' design, offering a most spacious and versatile layout over three floors. The property has been appointed to a quality specification and has the benefit gas central heating, uPVC double glazing.

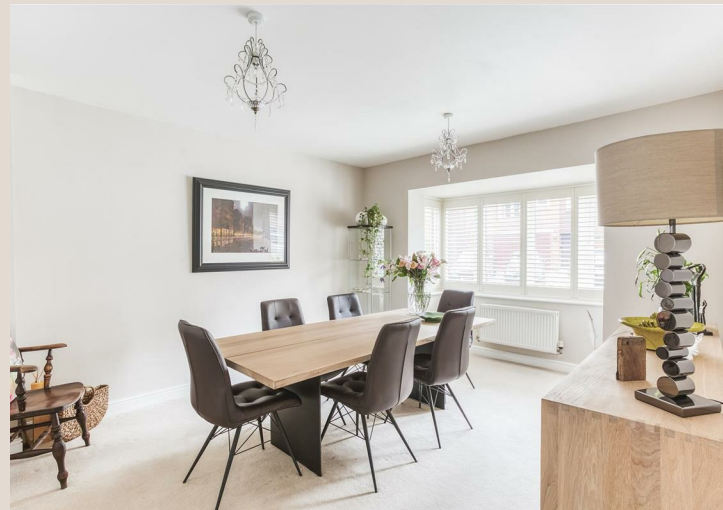
In brief the accommodation comprises: ground floor: entrance hallway, cloakroom, wc, living room, dining room with bay window with double opening doors leading to a superb breakfast kitchen with dining island with range cooker. There are stairs leading to the lower ground floor and first floor landing.]

The lower ground floor hallway leads to a sitting room with french doors giving access to the rear garden. There is a bedroom/study, shower room and a separate utility room.

The first floor landing leads to four generous double bedrooms and a four piece family bathroom. The spacious primary bedroom and bedroom two have built in wardrobes and an en-suite shower rooms.

Outside, the property occupies this corner plot position and has a double width block paved driveway leading to a double integral garage. The property has a delightful landscaped rear garden with paved patio, shaped lawn, planting borders and the garden is enclosed by a walled and fence panelled boundary.

- Stunning Three Storey Detached Family Home
- Most Spacious and Versatile Accommodation of around 2500 Square Feet
- Breakfast Kitchen with Dining Island, Quartz Worksurfaces & Range Cooker
- Five Double Bedrooms, Two En-Suites & Contemporary Bathroom
- Close to Allestree Park, Darley Abbey Village & The Beautiful Darley Park
- Built by Radleigh Homes in 2009 to a Quality Specification
- Entrance Hallway, Cloaks, WC, Dining Room & Living Room
- Lower Ground Floor with Sitting Room, Bedroom Five, Shower Room & Utility
- Double Width Driveway, Double Garage & Landscaped Gardens
- Close to Excellent Shops, Amenities & Road Networks







LOCALITY & AMENITIES

Allestree is a very popular residential suburb of Derby approximately 3 miles from the City centre and provides an excellent range of local amenities including the noted Park Farm Shopping Centre, excellent local schools at all levels and regular bus services.

Local Amenities

Local recreational facilities include Woodland's Tennis Club, Allestree Park with its golf course and fishing lake, Darley Park with its delightful riverside walks and Markeaton Park.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

30'5 x 6'9 (9.27m x 2.06m)

Entrance through hardwood entrance door into the entrance hallway. Built in footmat, central heating radiator, smoke alarm, oak effect laminate flooring, panelled doors giving access through to the garage, WC, cloakroom, dining room, lounge and breakfast kitchen. Stairs off the entrance hallway leading down to the lower ground floor and up to the first floor landing. There is a feature tall uPVC double glazed window on the landing.

Cloakroom

Fitted with chrome hanging rail.

Contemporary WC

Fitted with a two-piece white suite comprising low level WC with chrome push button flush, pedestal wash hand basin with Monobloc mixer tap, ceramic tiled splashback, oak effect laminate flooring, central heating radiator and extractor fan.

Living Room

18'3 x 13'4 (5.56m x 4.06m)

Feature limestone fireplace with inset glass fronted coal effect gas fire and limestone hearth. Two wall light points, TV point, telephone point, central heating radiator and uPVC double glazed window to the rear elevation with Bespoke Plantation shutters.

Dining Room

16'2 into bay x 11'11 (4.93m into bay x 3.63m)

Fitted with central heating radiator, uPVC double glazed boxed style bay window to the front elevation with Bespoke Plantation shutters and double opening panelled doors giving access through to the breakfast kitchen.

Superb Breakfast Kitchen

18'2 x 11'8 (5.54m x 3.56m)

Fitted with a beautiful matt white finish John Lewis Kitchen with panelled units, wall base and drawer units, grey granite work surface over with matching central dining island having three pendant light fittings above. The kitchen comprises integrated appliances of tall integrated fridge, tall integrated freezer, recess for a Rangemaster dual fuel range cooker with five ring gas hob and double electric oven, warming drawer and grill, warming plate, stainless steel splashback with Rangemaster stainless steel extractor unit over. There is an undermounted one and a half stainless steel sink unit with draining grooves built into the work surface, has chrome Aqua swan necked style mixer tap and extendable hose with boiling water facility. AEG integrated dishwasher, built-in storage cupboard with a roller door and feature glass shelving with under cupboard lighting. Porcelain tiled floor, recessed LED downlighters, smoke alarm, uPVC double glazed window to the rear elevation with Bespoke Plantation shutters. Two central heating radiator, double opening doors into the dining room and panelled door leading into the hallway.

LOWER GROUND FLOOR

Hallway

Built-in storage cupboard. smoke alarm, under stairs cupboard plus panelled doors giving access through to a sitting room, study / bedroom five, shower room and utility room.

Sitting Room

18'0 x 11'7 (5.49m x 3.53m)

Fitted with two central heating radiators, built-in bookshelves, TV point and uPVC double glazed French doors opening out onto the rear garden.

Study/Bedroom Five

13'3 x 10'3 (4.04m x 3.12m)

Fitted with central heating radiator and uPVC double glazed French doors opening out onto the rear garden.

Utility Room

9'4 x 7'4 (2.84m x 2.24m)

Fitted with built-in panelled base units with chrome handles, roll edged laminate slate effect work surfaces over, stainless steel sink drainer unit with mixer tap and ceramic tiled splashbacks. Low level appliance space with plumbing for an automatic washing machine, space for a dryer, wall mounted cupboard, ceramic tiled floor, central heating radiator, extractor fan and composite double glazed door to the side pathway.

Shower Room

8'7 x 3'2 (2.62m x 0.97m)

Fitted with a white three-piece suite comprising a ceramic wash hand basin built into a white high gloss vanity unit with brushed stainless steel handles and chrome Monobloc mixer tap, shower cubicle with folding glazed door, wall mounted mains fed shower unit and low level WC with chrome push button flush. Slate effect tiled floor, ceramic slate effect tiling to the wall, modern chrome heated towel rail and extractor fan.

FIRST FLOOR

Spacious Landing

Velux double glazed window, loft access with retractable ladder leading through to a partially boarded loft space, central heating radiator, smoke alarm. Airing cupboard off the landing with hot water cylinder.

Primary Bedroom

17'2 into bay x 15'3 (5.23m into bay x 4.65m)

Fitted with built-in beech effect dressing table and drawer units, beech effect built-in wardrobes, feature apex uPVC double glazed window with Bespoke Plantation shutters and doorway leading through to a:

En-Suite Shower Room

Fitted with a ceramic wash hand basin built into an oak effect vanity unit with double opening cupboard doors below, concealed cistern low level WC with chrome push button flush, and double width shower with sliding glazed door, wall mounted mains fed chrome shower unit. Tiled floor, ceramic tiling to the walls, modern chrome heated towel rail, shaver point, extractor fan, recessed LED downlighters and uPVC obscure double glazed window to the side elevation.

Bedroom Two

14'10 into bay x 11'8 (4.52m into bay x 3.56m)

Fitted with a range of bedroom furniture comprising beech effect drawer units, built-in wardrobes, feature apex uPVC double glazed to the rear elevation with Bespoke Plantation shutters and doorway giving access through to a:

En-Suite Shower Room

Fitted with a white three-piece suite comprising ceramic wash hand basin with chrome Monobloc mixer tap, built into a oak effect vanity unit with oak effect double opening cupboard doors, concealed cistern low level WC with chrome push button flush and shower cubicle with glazed door, wall mounted chrome mains fed shower unit with recess shower controls, ceramic tiling to the walls, tiled floor, modern chrome heated towel rail, shaver point, extractor fan, recessed LED downlighters and uPVC obscure double glazed window to the side elevation.

Bedroom Three

17'2 x 13'8 (5.23m x 4.17m)

Fitted with a range of white panelled wardrobes with brushed stainless steel handles, two central heating radiators, feature apex double glazed window to the rear elevation with Bespoke Plantation shutters.

Bedroom Four

14'10 x 11'8 (4.52m x 3.56m)

Fitted with central heating radiator uPVC double glazed window to the front elevation with Bespoke Plantation shutters.

Bathroom

9'8 x 5'9 (2.95m x 1.75m)

Fitted with a white four-piece suite comprising a panelled bath, concealed cistern low level WC with chrome push button flush, ceramic wash hand basin built into a vanity unit with chrome Monobloc mixer tap and shower cubicle with folding glazed door, wall mounted mains fed shower unit with recess shower controls. Shaver point, modern chrome ladder style heated towel rail, recessed LED downlighters, extractor fan and uPVC obscure double glazed window to the front elevation.

Measured by Matterport

OUTSIDE

Frontage & Driveway

To the front of the property there is a double width block paved driveway leading through to a

Double Integral Garage

18'4 x 15'4 (5.59m x 4.67m)

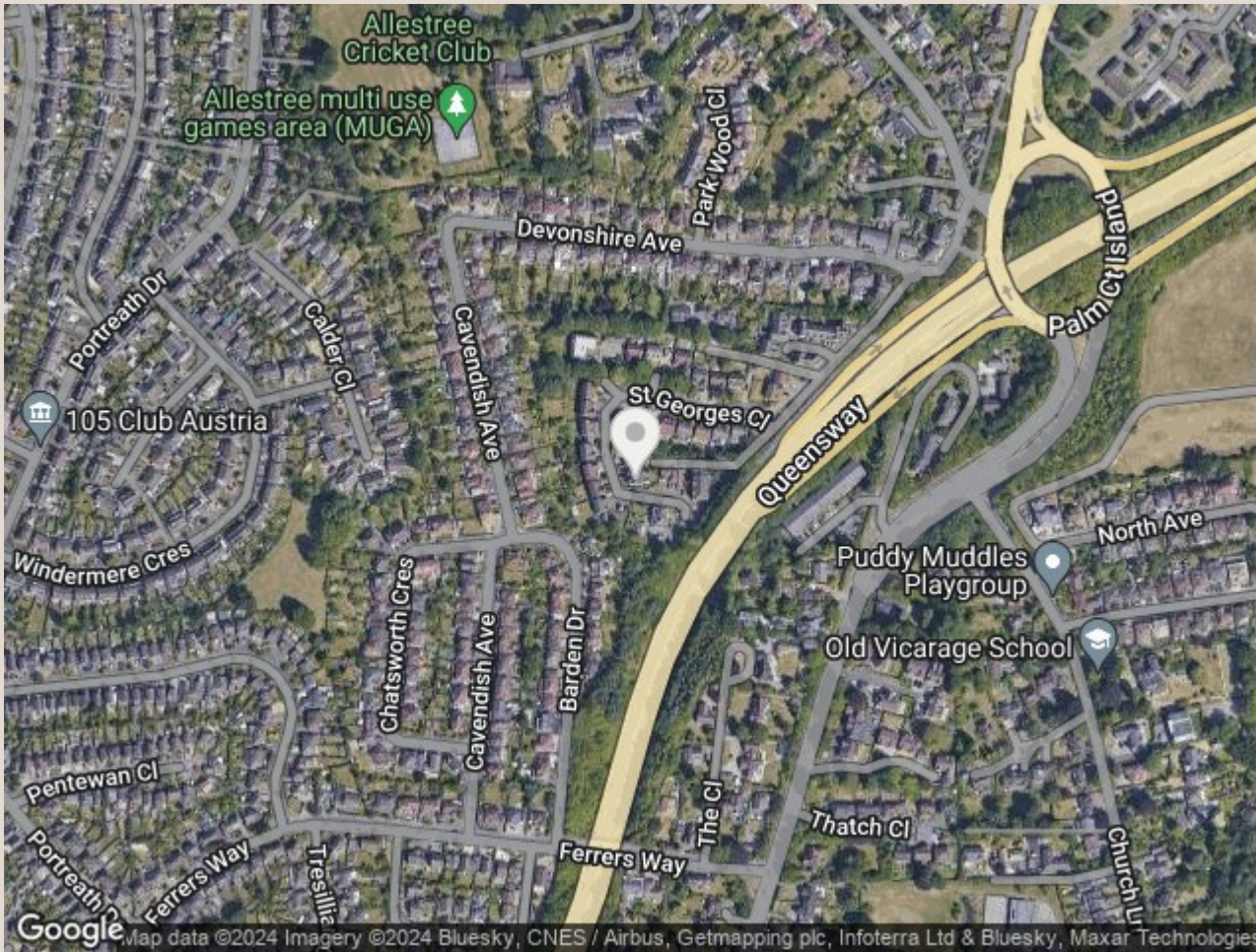
Fitted with hardwood up and over door. The garage is fitted with power and light, wall mounted central heating boiler and internal access door into the entrance hallway.

Landscaped Enlosed Rear Garden

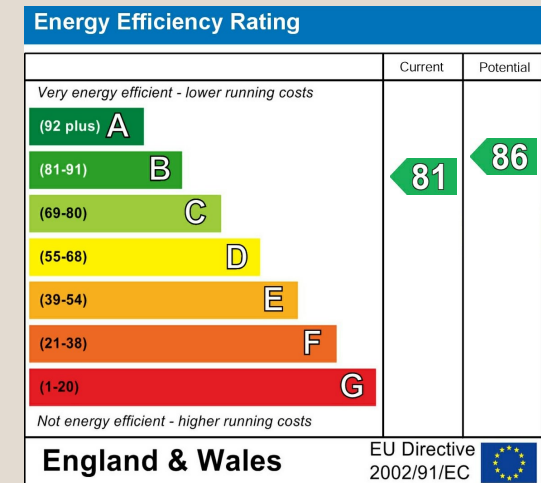
Rear garden has paved patio area with gravelled beds, timber framed archway leading onto a shaped lawn with well stocked borders, there is a walled and fence panelled boundary with useful bin storage area. There are two outside stainless steel LED up and down lighters.

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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