

Froggatt Close, Allestree, Derby



Froggatt Close, Derby, DE22 2TY

Price £650,000



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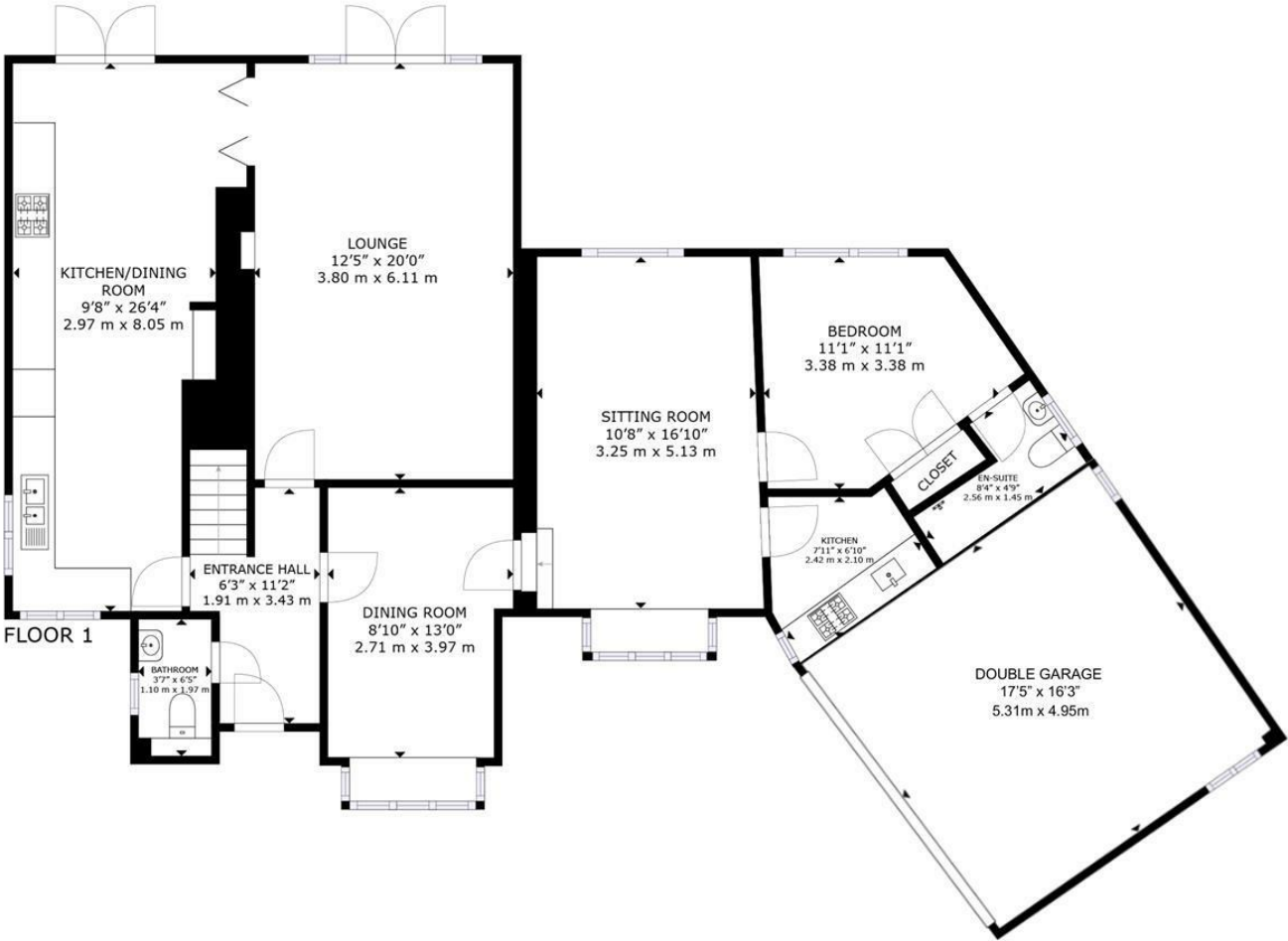


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Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1,151 sq. ft, 107 m²; FLOOR 2: 777 sq. ft, 72 m²
TOTAL: 1,928 sq. ft, 179 m²
EXCLUDED AREAS: GARAGE: 272 sq. ft, 25 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







ECCLESBOURNE SCHOOL CATCHMENT AREA - A truly immaculate and most spacious FIVE DOUBLE BEDROOM detached family home, occupying this highly sought after cul-de-sac location off Ford Lane, close to Allestree Park and Lake. The property offers around 2000 square feet of beautifully presented accommodation has been substantially extended on the ground floor, offering a versatile layout with annexe potential with ground floor bedroom, contemporary en-suite shower room and kitchen area. The property also offers three reception rooms and quality dining kitchen with Neff appliances and french doors giving access the landscaped rear garden.

The property has the benefit of a Viessmann boiler and gas central heating system, uPVC double glazing and in brief comprises: entrance hallway, downstairs wc, dining kitchen, spacious lounge, dining room, sitting room with access to the ground floor bedroom, contemporary en-suite shower room and additional kitchen.

The first floor landing leads to four double bedrooms and family bathroom. The most spacious primary bedroom also has the benefit of a contemporary en-suite shower room.

Outside, the property stands on the wide plot offering a generous driveway providing parking for around five cars, leading to the double attached garage with electric remote control door. There are low maintenance gardens to the front and a delightful mature landscaped rear garden.

- Stunning Extended Family Home with Annexe Potential
- Immaculate Home & Beautifully Presented
- Spacious Beautifully Appointed Dining Kitchen
- Potential Annexe - Ground Floor Bedroom with En-Suite, Kitchen & Sitting Room
- Delightful Landscaped Rear Garden
- Ecclesbourne School Catchment Area
- Entrance Hall, WC, Spacious Lounge & Separate Dining Room
- Five Double Bedrooms, Two En-Suites & Bathroom
- Generous Driveway & Double Garage with Remote Electric Door
- Close to Allestree Park & Excellent Local Amenities







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 and Blenheim Parade, excellent local schools and regular bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park together with Kedleston Golf Course.

This property also falls with the catchment area for the noted Ecclesbourne School in Duffield.

Excellent transport links are close by and fast access onto the A6, A38, A50 linking to the M1 motorway. The location is convenient for Rolls Royce, Derby University, Royal Derby Hospital and Toyota.

THE ACCOMMODATION

GROUND FLOOR

Open Storm Poroh

Beautiful Fired Earth patterned ceramic tiled floor. Entrance through composite double glazed entrance door with obscure glazed window with matching uPVC full height obscure glazed window into the:

Entrance Hallway

11'2 x 6'3 (3.40m x 1.91m)

Fitted with Fired Earth stone effect ceramic tiled floor, central heating radiator, coving to ceiling, staircase leading through to the first floor and panelled doors providing access to the downstairs WC, dining room, lounge, sitting room and open plan dining kitchen.

Downstairs WC

Fitted with a contemporary two-piece white suite comprising low level WC with chrome push button flush, pedestal wash hand basin with chrome Monobloc mixer tap, modern chrome ladder style heated towel rail, porcelain tiled floor, attractive ceramic tiling to the walls, wall mounted mirror and uPVC obscure double glazed window to the side elevation.

Dining Kitchen

26'4 x 9'8 (8.03m x 2.95m)

Fitted with cream wood grain effect panelled units with brushed stainless steel handles comprising wall base and drawer units, porcelain tiled worktop with wood edging, ceramic tiled splashbacks, under cupboard lighting, composite one and a half sink drainer unit with swan necked styled mixer tap. Integrated Neff electric double oven and grill, Neff Induction four ring hob with stainless steel extractor unit over, integrated low level fridge and freezer, integrated Baumatic dishwasher and integrated Baumatic washing machine concealed in a wall mounted cupboard. Porcelain tiled floor, tall contemporary curved column radiator, recessed LED downlighters, recess with glazed display cabinets, useful under stairs storage area and wall mounted electrical fuse box. uPVC double glazed French doors opening out onto the rear garden with uPVC double glazed windows to the front and side elevations.

Spacious Lounge

20'0 x 12'5 (6.10m x 3.78m)

Beautiful feature marble fireplace with inset coal effect living flame gas fire, TV point, coving to ceiling, two wall light points, central heating radiator, uPVC double glazed French doors opening out onto the rear garden with matching side panel windows and inset blinds and folding doors into the kitchen.

Dining Room

13'0 x 8'10 (3.96m x 2.69m)

Fitted with Karndean oak herringbone flooring, central heating radiator, coving to ceiling and uPVC double glazed box bay window to the front elevation.

Sitting Room

16'10 x 10'8 (5.13m x 3.25m)

Fitted with two central heating radiators, wall mounted electric picture frame style fireplace, TV point and uPVC double glazed box bay window to the front elevation plus a feature full height uPVC double glazed window to the rear elevation. Panelled door giving access through to a kitchen area and ground floor bedroom.

Additional Kitchen

7'11 x 6'10 maximum (2.41m x 2.08m maximum)

Fitted with a range of cream painted panelled units with brushed stainless steel handles comprising wall, base and drawer units with roll edged wood block work surfaces over and matching splashback. Stainless steel with chrome swan necked style mixer tap, integrated electric oven, Halogen Zanussi two ring hob, low level integrated fridge, porcelain tiled floor, central heating radiator and uPVC double glazed window to the front elevation.

Ground Floor Bedroom

11'1 x 11'1 maximum (3.38m x 3.38m maximum)

Fitted with built-in double wardrobes, central heating radiator, uPVC double glazed window to the rear elevation and panelled door giving access through to the:

Contemporary En-Suite Shower Room

8'4 x 4'9 (2.54m x 1.45m)

Fitted with a white three-piece suite comprising a pedestal wash hand basin with chrome Monobloc mixer tap, low level WC with chrome push button flush, shower with glazed door, wall mounted mains fed shower unit, modern style heated towel, ceramic tiling to the walls, porcelain tiled floor and recessed LED downlighter.

FIRST FLOOR

Staircase leading through to the first floor landing from the entrance hallway.

Landing

Has loft access, spacious airing cupboard with double opening doors houses the wall mounted Veissmann central heating boiler. Panelled door providing access to all four bedrooms and bathroom.

Primary Bedroom

16'2 x 12'9 (4.93m x 3.89m)

Fitted with a range of beech effect wardrobes with brushed stainless steel handles matching drawer units, large storage cupboard over the stairwell, central heating radiator, TV point and uPVC double glazed window to the front elevation. Doorway giving access through to the:

Contemporary En-Suite Shower Room

7'1 x 5'1 (2.16m x 1.55m)

Fitted with a contemporary three piece suite comprising shower unit with glazed door, chrome recessed shower controls with shower attachment, low level WC with chrome push button flush, pedestal wash hand basin with chrome Monobloc mixer tap, metro style tiled ceramic tiling, stone effect ceramic tiling to the floor, wall mounted anthracite column radiator, recessed LED downlighters and uPVC obscure glazed to the front elevation.

Bedroom Two

14'5 x 12'4 (4.39m x 3.76m)

Fitted with built-in double wardrobes, cupboards, dress table and drawer units, central heating radiator, coving to ceiling and uPVC double glazed window to the rear elevation.

Bedroom Three

11'8 x 11'8 (3.56m x 3.56m)

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

Bedroom Four

11'6 x 8'2 (3.51m x 2.49m)

Fitted with TV point, central heating radiator, spacious storage cupboard over the stairwell with built-in shelving and chrome hanging rail and uPVC double glazed window to the front elevation.

Bathroom

6'9 x 4'10 (2.06m x 1.47m)

Fitted with a white three-piece suite comprising panelled bath with Victorian shower style mixer attachment, pedestal wash hand basin, low level WC with chrome push button flush, central heating radiator, ceramic tiled floor, partial ceramic tiling to the walls and uPVC obscure glazed window to the side 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

The front garden is low maintenance has grey decorative stone borders, block paved pathway with block paved edging and beautiful patterned ceramic tiled step leading up to the open entrance porch. Generous tarmacadamed driveway providing off street car standing for approximately five vehicles and there is a:

Double Attached Garage

17'5 x 16'3 (5.31m x 4.95m)

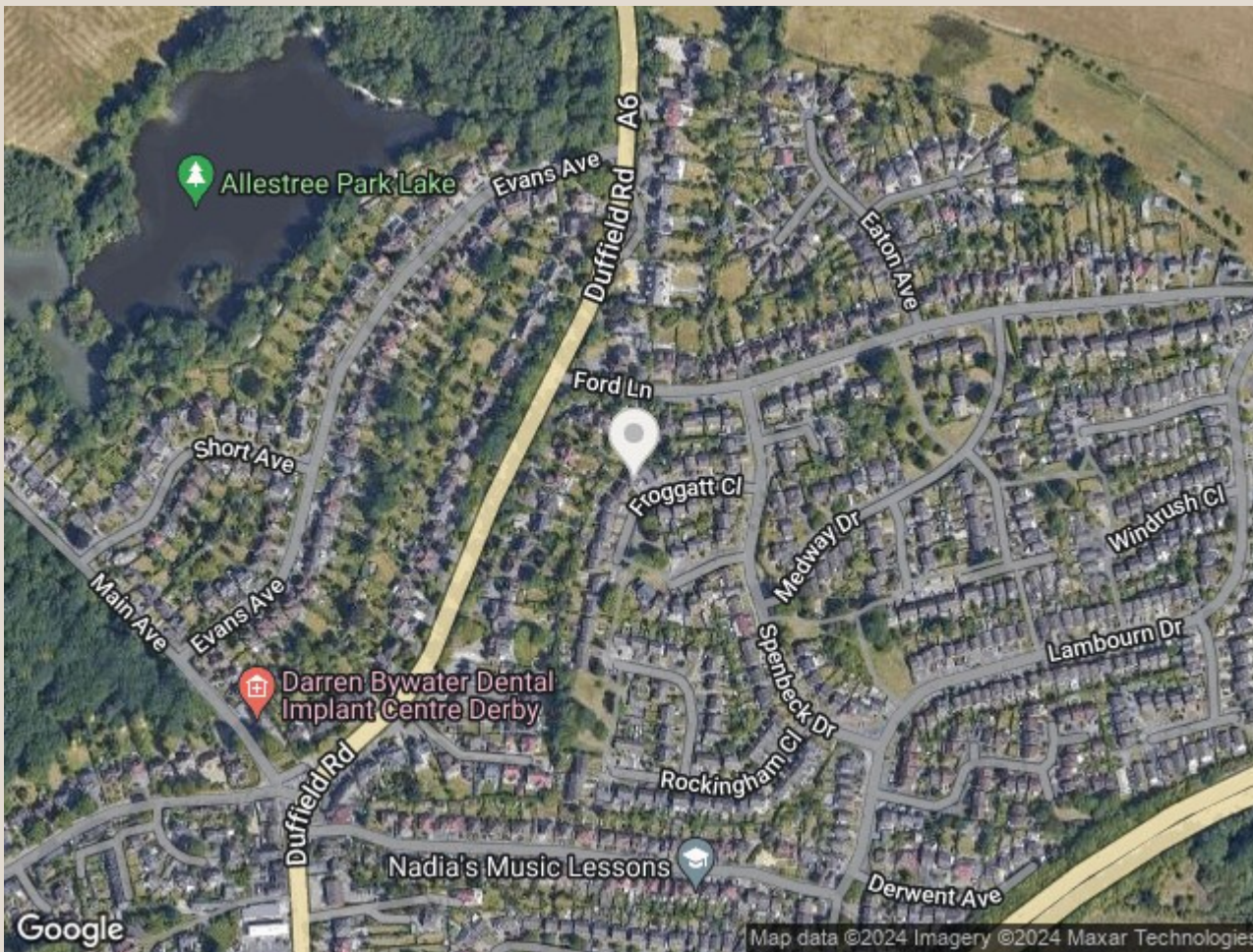
Fitted with electric remote control roll up door, loft space, rear personal access door, obscure glazed doorway giving access through to the rear of the property and obscure glazed window to the side elevation.

Delightful Enlosed Rear Garden

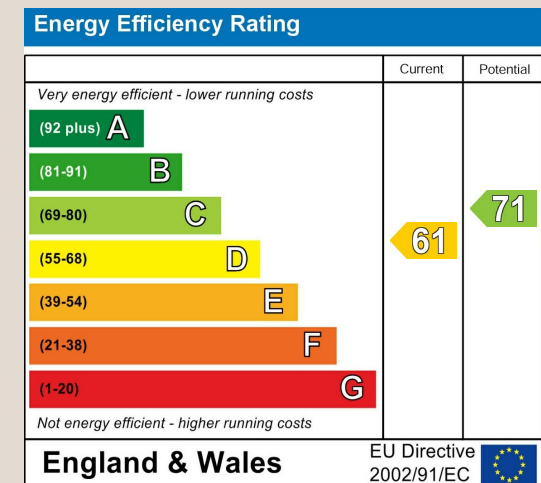
The enclosed rear garden has timber gated access to left hand side leading through to a useful hard standing paved area with timber framed shed, paved pathway leading into the rear garden with a timber decked seating area and raised level planting beds retained by a stone wall. There is a shaped lawn with stepping stone style pathway leading through to the bottom end of the garden with a further gravelled seating area. The garden is enclosed by a fence panelled and hedgerow boundary. There are steps leading off the decking leading through to a grey gravelled seating area / play area and this gravelled area continues to the rear of the property and also provides access to the garage, timber gated providing access to the side of the property and gives access through to the driveway. Two outside security lights to the rear and one security to the side of the property.

Council Tax Band - F

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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