

curranbirds.co

Scarsdale Avenue, Allestree, Derby

CURRAN
BIRDS
+ CO

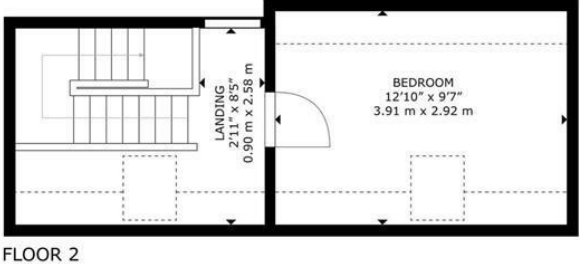
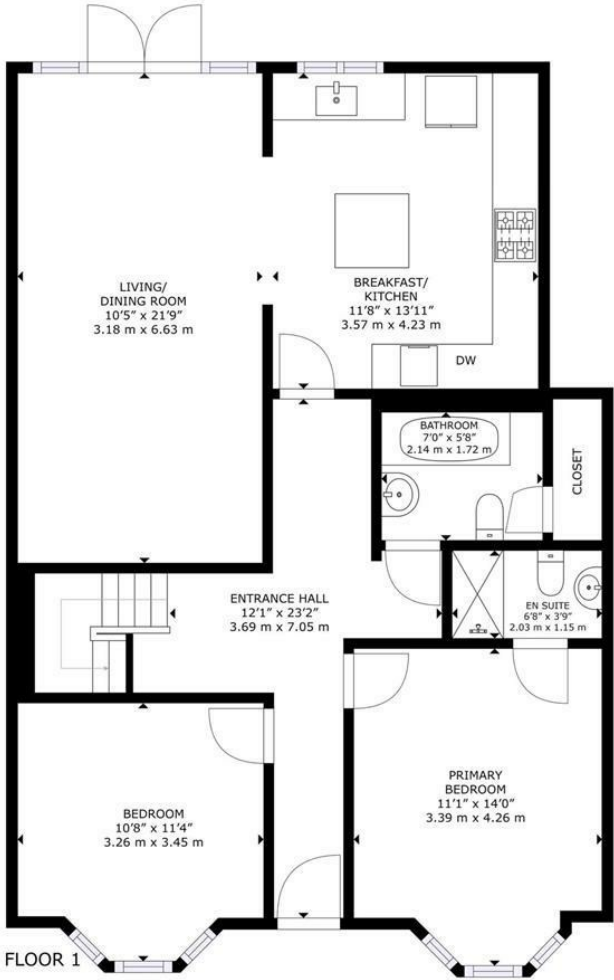


Scarsdale Avenue, Derby, DE22 2LA

Price £335,000



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 889 sq. ft, 83 m², FLOOR 2: 161 sq. ft, 15 m²
 TOTAL: 1,050 sq. ft, 98 m²
 REDUCED HEADROOM BELOW: 1.5 M: 52 sq. ft, 5 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







SPACIOUS EXTENDED BUNGALOW - An attractive and well proportioned three double bedroom, bay fronted detached bungalow of style and character, occupying this delightful cul-de-sac location off Allestree Lane. This well presented and much improved property offers a single storey extension to the rear providing a superb open plan kitchen and living dining area. This property offers exciting potential for further extension with planning consent approved for a two storey extension side and benefits from a south west facing rear garden.

The property has a combination boiler gas central heating system, uPVC double glazing and in brief comprises: entrance hallway, open plan living dining kitchen, primary bedroom with contemporary en-suite shower room, bedroom two and contemporary bathroom. The first floor landing leads to double bedroom three.

Outside, the property offers a wide plot with driveway to the side leading to a detached garage and gated access to the delightful south west facing enclosed rear garden with raised level seating area and generous lawn.

- Well Presented Spacious Extended Detached Bungalow
- Potential for Extension - Planning Consent Approved
- Entrance Hallway, Open Plan Living Dining Room with Breakfast Kitchen
- Primary Bedroom with Contemporary En-Suite Shower Room
- Close to Markeaton Park & Allestree Park
- Delightful Cul-de-Sac Position off Allestree Lane
- Gas Central Heating & uPVC Double Glazing
- Three Double Bedrooms & Contemporary Bathroom
- Driveway, Detached Garage & South West Facing Rear Garden
- Close to Shops & Amenities at Park Farm Centre & Blenheim Parade







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.

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 and nature reserve and fishing lake and Markeaton Park also having a boating and fishing lake, together with Kedleston Golf Course.

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

Entrance Hallway

23'2 x 12'1 maximum (7.06m x 3.68m maximum)

Entrance through wood panelled and glazed door provides access to the spacious entrance hallway. Fitted with central heating radiator, staircase to first floor with under-stairs storage cupboard, oak effect laminate flooring, recessed LED downlighters and doors giving access to the kitchen area, primary bedroom, bedroom two and bathroom.

Open Plan Kitchen & Living Dining Area

Kitchen Area

13'11 x 11'8 (4.24m x 3.56m)

Fitted with a range of shaker style panelled units comprising wall, base and drawer units with solid wood block worksurfaces over, Belfast style sink with swan neck style mixer tap, matching dining island with wood block worksurface over, Rangemaster range cooker (available by separate negotiation) glazed splashback, black extractor unit over, plumbing for the automatic washing machine, integrated dishwasher, oak effect laminate flooring, recessed LED downlighters, uPVC double glazed window and uPVC double glazed door opening out onto the onto rear garden and open plan access into the living dining room.

Living Dining Area

21'9 x 10'5 (6.63m x 3.18m)

Fitted with oak effect laminate flooring, two central heating radiators, TV point and uPVC double glazed French doors with matching side panel windows to enclosed rear garden.

Primary Bedroom

14'0 x 11'1 (4.27m x 3.38m)

Fitted with central heating radiator, uPVC double glazed bay window to the front elevation and door to en-suite shower room.

Contemporary En-Suite Shower Room

6'8 x 3'9 (2.03m x 1.14m)

Fitted with a contemporary white three piece suite comprising low flush wc, pedestal wash handbasin with tiled surround, double shower with sliding glazed door and wall mounted shower unit, chrome ladder style heated towel rail, patterned tile effect floor, extractor fan and recessed LED downlighters.

Bedroom Two

11'4 x 10'8 (3.45m x 3.25m)

Fitted with central heating radiator and uPVC double glazed bay window to the front elevation.

Bathroom

7'0 x 5'8 (2.13m x 1.73m)

Fitted with contemporary three piece suite comprising low flush WC, pedestal wash hand basin, panelled bath with integrated rain shower rain over head and shower attachment, chrome ladder style heated towel rail, patterned tile effect floor and panelled door to a generous storage cupboard.

FIRST FLOOR

Stair from the entrance hallway leading to the first floor landing.

Landing

Semi-galleried landing with Velux style window to the front elevation, central heating radiator, storage into eaves roof space and door leading to bedroom three.

Bedroom Three

12'10 x 9'7 into the eaves (3.91m x 2.92m into the eaves)

Fitted with velux style window to the front elevation and central heating radiator.

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

To the front of the property is a concrete driveway and additional gravelled area providing ample off road parking for around three cars and the driveway gives access to a detached garage there is gated access to the enclosed rear garden.

Detached Garage

Accessed through double opening timber doors with windows to the rear elevation.

South West Facing Enclosed Rear Garden

There is a pleasant private enclosed rear garden with a raised level patio and gravelled seating area, LED security light and steps leading down to a generous lawn with well stocked planting borders and a fence panelled boundary

Council Tax Band – D

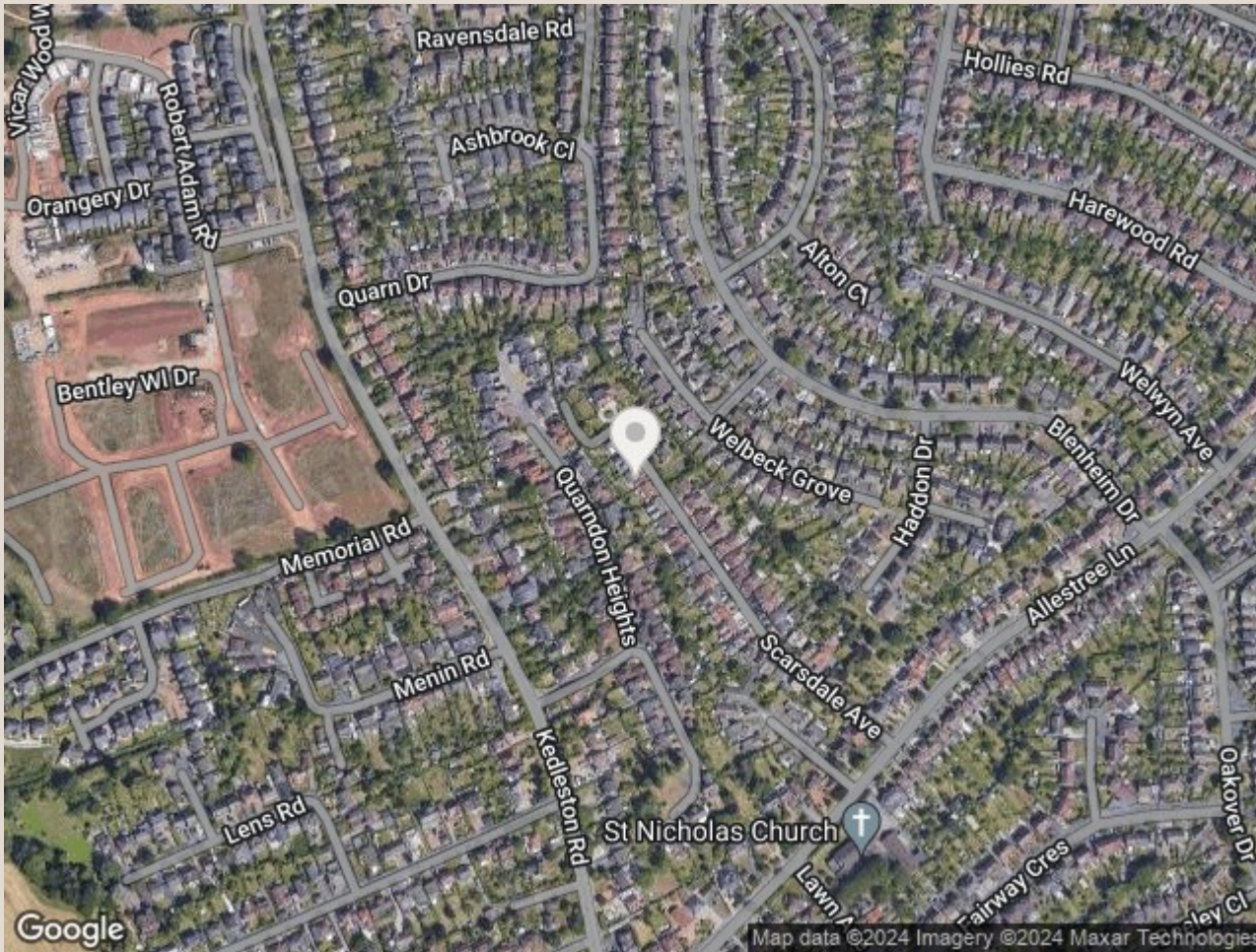
Derby City Council

Planning Consent for Extension

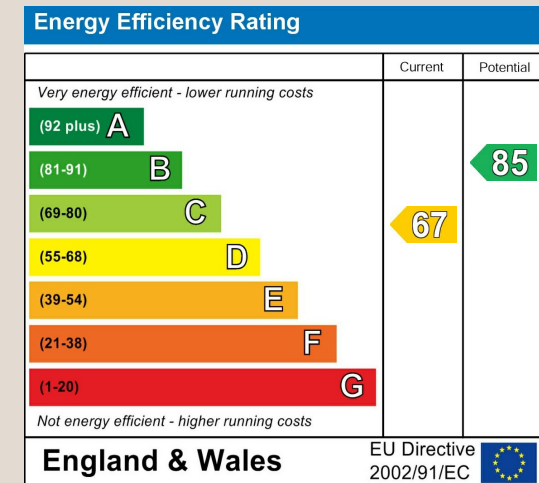
Derby City Planning Application Reference : 22/01325/FUL

The property has planning consent approved for a two storey side extension to create an impressive five bedroom detached home.

Please see the the 3D visual images, front and rear elevation and floor plans for an illustration of the approved planning application on the property.



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.

Agents Disclaimer: Curran Birds + CO, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

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

Sadler Bridge Studios Bold Lane, Derby, DE1 3NT
 Tel: 01332 411050 Email: hello@curranbirds.co curranbirds.co