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Lanscombe Park Road, Allestree, Derby

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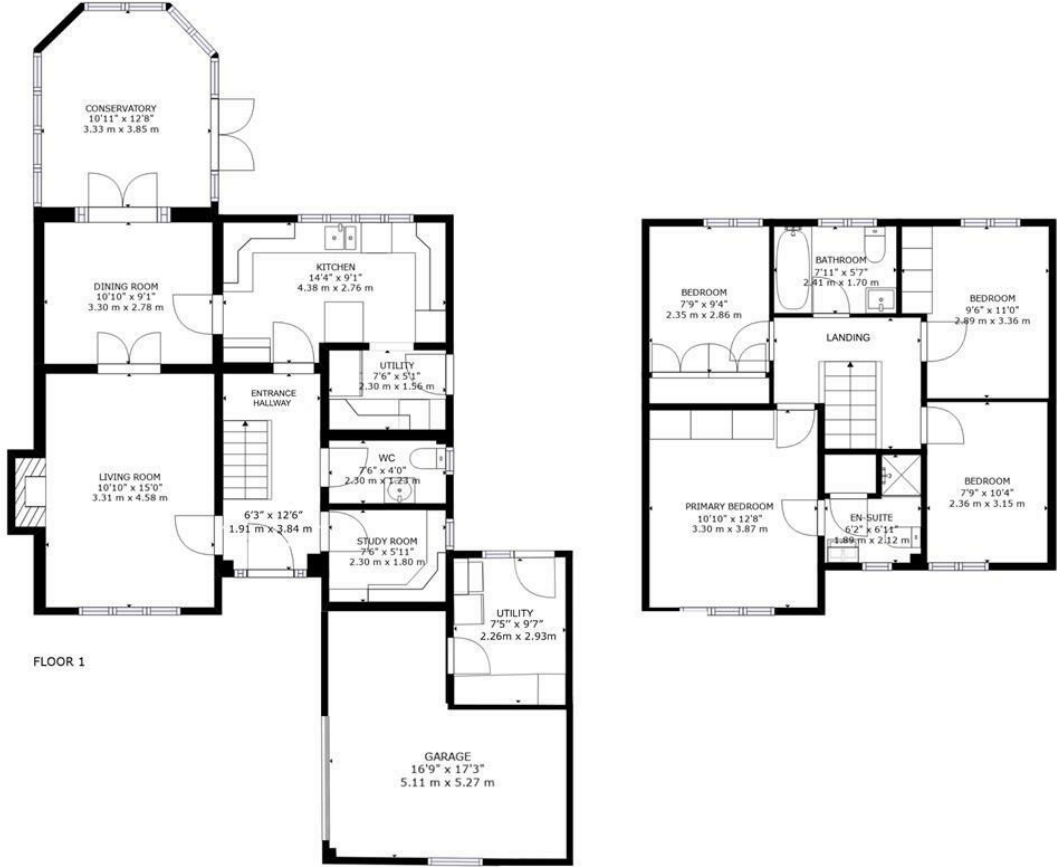


Lanscombe Park Road, Derby, DE22 2XL

Offers over £450,000



Floor Plan



TOTAL: 1412 sq. ft, 132 m2
 FLOOR 1: 825 sq. ft, 77 m2, FLOOR 2: 587 sq. ft, 55 m2
 EXCLUDED AREAS: GARAGE: 236 sq. ft, 22 m2, FIREPLACE: 5 sq. ft, 0 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







SUPERB FAMILY HOME WITH DOUBLE GARAGE - A well presented four bedroom detached family home with double garage, occupying this ever popular cul-de-sac location close to Park Farm Centre. This property offers well presented and beautifully appointed accommodation including a superb breakfast kitchen with granite worksurfaces, spacious conservatory and delightful south facing rear garden.

The accommodation has the benefit of gas central heating, uPVC double glazing and in brief comprises: entrance hall, cloakroom wc, study, living room, separate dining room, spacious conservatory and superb breakfast kitchen with separate utility room.

The first floor landing leads to four well proportioned bedrooms and a well appointed family bathroom with white three piece suite. The primary bedroom also has the benefit of an en-suite shower room.

Outside, the property offers a generous driveway that leads to a double attached garage. The double garage has a further utility room which has used some of the double garage space, but can easily be converted back if desired. A true feature of this property is the landscaped south facing rear garden with area laid to lawn with block paved patio area and timber framed shed.

- Well Presented Four Bedroom Detached Family Home
- Entrance Hallway, WC, Study, Living Room & Dining Room
- Four Well Proportioned Bedrooms & Family Bathroom
- Generous Driveway & Double Garage
- Woodlands School Catchment Area
- Sought after Cul-de-Sac Location close to Park Farm Centre
- Superb Breakfast Kitchen, Utility Room & Spacious Conservatory
- Primary Bedroom with Built in Wardrobes & En-Suite Shower Room
- Delightful Landscaped South Facing Rear Garden
- Close to Markeaton Park & Darley Park







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.

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

12'7" x 6'3" (3.84m x 1.91m)

Entrance through uPVC wood effect double glazed door into the entrance hallway with obscure side panel windows with leaded effect. Fitted with oak flooring, staircase leading through to the first floor landing with wooden dado rail, staircase with open spindles and solid wood handrail, coving to ceiling, smoke alarm, central heating radiator and panelled doors giving access through to the downstairs WC, study, breakfast kitchen and lounge.

Cloakroom WC

Fitted with a two-piece white suite comprising pedestal wash hand basin with ceramic tiled splashback, low level WC with chrome push button flush, ceramic tiled floor, coving to ceiling and uPVC wood effect double glazed window to the side elevation.

Study

7'6 x 5'11 (2.29m x 1.80m)

Fitted with built-in office furniture comprising a built-in desk with base cupboard, built-in shelving, central heating radiator, coving to ceiling and uPVC wood effect double glazed window to the side elevation.

Living Room

15'0 x 10'10 (4.57m x 3.30m)

Fitted with oak fire surround with marble hearth and backplate, inset pebble effect gas fire standing on a marble hearth, wooden dado rail, two wall light points, coving to ceiling, TV point and uPVC leaded double glazed window to the front elevation. Double opening doors giving access through to the:

Dining Room

10'10 x 9'1 (3.30m x 2.77m)

Fitted with grey wood grain effect Karndean flooring, central heating radiator, coving to ceiling and uPVC double glazed French doors with matching side panel windows going into the conservatory. Internal panelled door access to the kitchen.

Conservatory

12'8 x 10'11 (3.86m x 3.33m)

Built of brick base wall construction with uPVC double glazed windows, vaulted polycarbonate roof with light and ceiling fan. Ceramic tiled floor, wall mounted electric panel heater and uPVC double glazed French door providing access out onto the rear garden.

Breakfast Kitchen

14'4 x 9'1 (4.37m x 2.77m)

Fitted with a range of solid oak fronted panel units with brushed stainless steel handles, black granite work surface over with matching splashback and ceramic tiled splashbacks. Undermounted stainless steel one and a half bowl sink drainer unit with chrome swan neck style mixer tap and draining grooves built into the work surface. Neff integrated electric combination oven, grill and microwave, Bosch induction four ring hob with extractor unit over, integrated dishwasher, built-in oak breakfast bar with granite worktop, Karndean flooring, under cupboard lighting and built-in display cabinet with drawer unit and cupboard below. Coving to ceiling, uPVC wood effect window to the rear elevation with leaded effect.

Utility Room

7'6 x 5'1 (2.29m x 1.55m)

Fitted with oak fronted base cupboards with brushed stainless steel handles, roll edged laminated granite effect work surface over with ceramic tiled splashbacks. Stainless sink drainer unit with chrome Monoblock mixer tap, low level appliance with plumbing for a washing machine, space for a fridge freezer and wall mounted Worcester central heating boiler. Central heating radiator, coving to ceiling and uPVC wood effect double glazed door to the side giving access through to the rear garden.

FIRST FLOOR

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

Landing

9'5 x 8'5 (2.87m x 2.57m)

Fitted with wooden dado rail, smoke alarm, loft access and panelled doors giving access through to all four bedrooms and bathroom.

Primary Bedroom

12'8 x 10'10 (3.86m x 3.30m)

Fitted with floor to ceiling oak effect fronted wardrobes, central heating radiator, coving to ceiling uPVC wood effect double glazed window to the front elevation. There is panelled door access leading through to the:

En-Suite Shower Room

6'11 x 6'2 (2.11m x 1.88m)

Fitted with a white three-piece suite comprising a shower cubicle with glazed door, wall mounted shower unit with shower attachment, pedestal wash hand basin with chrome Monoblock mixer tap and low level WC with chrome push button flush. Modern chrome style heated towel rail, ceramic tiled splashbacks, wall mounted LED backlit mirror, coving to ceiling and uPVC obscure glazed wood effect window to the front elevation.

Bedroom Two

11'0 x 9'6 (3.35m x 2.90m)

Fitted with built-in triple wardrobes, central heating radiator, coving to ceiling, and uPVC wood effect double glazed window to the rear elevation.

Bedroom Three

10'4 x 7'9 (3.15m x 2.36m)

Fitted with two built-in double wardrobes, central heating radiator, coving to ceiling and uPVC wood effect double glazed window to the rear elevation.

Bedroom Four

9'4 x 7'9 (2.84m x 2.36m)

Fitted with central heating radiator, coving to ceiling and uPVC wood effect double glazed window to the front elevation.

Bathroom

7'11 x 5'7 (2.41m x 1.70m)

Fitted with a white three-piece suite comprising low level WC with chrome push button flush, wash hand basin built into a white high gloss vanity unit with chrome Monobloc mixer tap above. P-shaped bath with curved glass shower unit, wall mounted chrome mains fed shower unit and ceramic tiled splashbacks. Mosaic effect tile effect floor. Modern chrome ladder style heated towel rail, recessed LED downlighters and uPVC wood effect obscure 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 with gravelled channels, access to the front door and timber gated access to the left hand side of the property.

Double Garage

17'3 x 16'9 (5.26m x 5.11m)

Up and over door electric door, power and light and side window with access to additional partially boarded loft space with loft ladder and light and internal doorway access to the garage utility room.

Garage Utility Room

9'7 x 7'5 (2.92m x 2.26m)

This room has been created using some of the double garage space but can easily be converted back if desired. Fitted with tall oak fronted built in storage cupboard, roll edged laminated worksurfaces, space for dryer, tiled floor, obscure glazed leaded window to the rear elevation and uPVC double glazed wood effect door giving access to the rear garden.

Enclosed Rear Garden

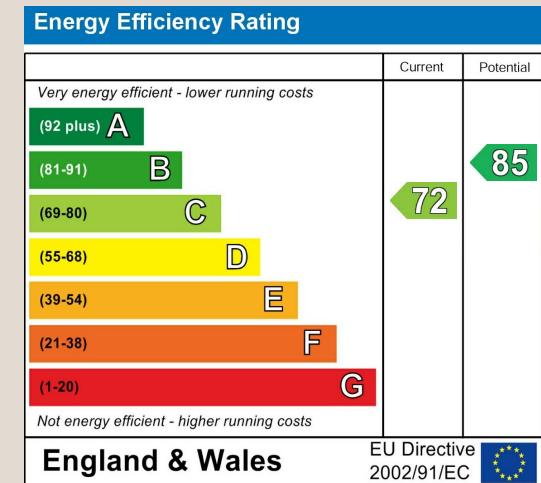
There is a block paved pathway and storage area that runs off the utility room gives access through it the rear of the garage having LED security light. The block paved area continues round to a generous outdoor seating area, there is a shaped lawn with block paved edging, well stocked planting borders, generous timber framed shed and a further paved patio area. The garden is enclosed by a fence paneled boundary, there is outside power sockets and outside security light. Continuation of the block paved pathway leading through to the other side of the property which has a concrete pathway, gravelled channel, planting borders and timber gated access leading through to the front driveway.

Council Tax Band - E

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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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.

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