

Coppice End Road, Allestree, Derby

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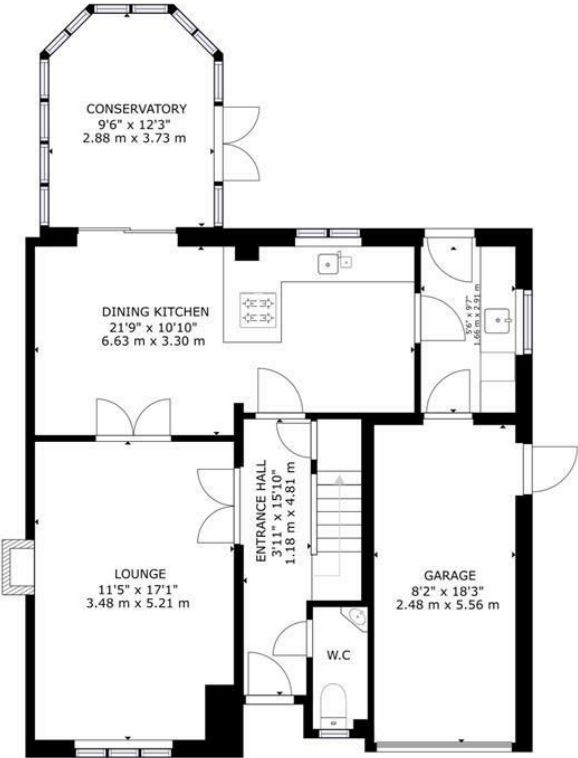


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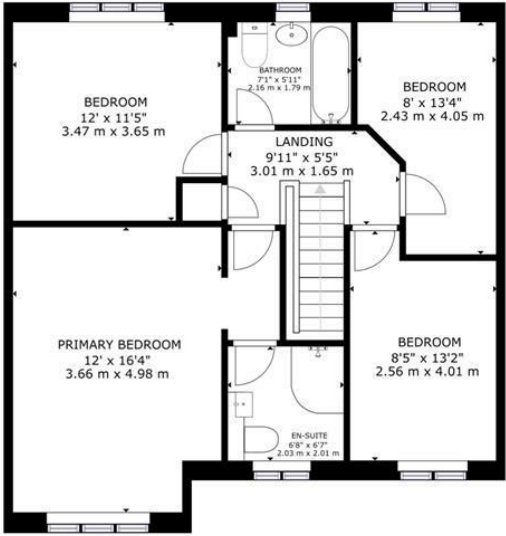
Price £495,000



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 744 sq ft, 69.13 m², FLOOR 2: 757 sq ft, 70.29 m²
 EXCLUDED AREA; GARAGE: 159 sq ft, 14.74 m²
 TOTAL: 1501 sq ft, 139.42 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







IMMACULATE HOME CLOSE TO MARKEATON PARK - An opportunity to acquire this truly immaculate and improved four bedroom detached home of style and character, located within the highly sought after Coppice Park development, set within easy access of excellent local amenities in Allestree and also being position just a short walk away from Markeaton Park

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 the benefit of being gas centrally heated and has uPVC double glazing and in brief comprises: spacious entrance hallway, downstairs wc, spacious lounge with feature fireplace, conservatory, superb open plan dining kitchen and separate utility room. The spacious first floor landing leads to four bedrooms and bathroom. The primary bedroom suite is accessed through a lobby area and has the benefit of built in wardrobes and contemporary en-suite shower room.

There are beautifully landscaped gardens to both front and rear. There is a double width tarmac driveway leading to a single integral garage with electric remote control door. The well maintained enclosed landscaped garden to the rear has a shaped lawn with borders and paved patio area.

- Truly Immaculate Detached Family Home
- Gas Central Heating & uPVC Double Glazing
- Contemporary Open Plan Dining Kitchen & Utility Room
- Driveway, Single Garage & Landscaped Rear Garden
- Close to Excellent Local Shops & Amenities
- Highly Desirable Residential Position
- Entrance Hallway, WC & Spacious Lounge
- Four Bedrooms, Bathroom - Primary Bedroom with En-Suite
- Woodlands School Catchment Area
- Close to Markeaton Park & Open Countryside







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 eduction 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

15'10 x 3'11 (4.83m x 1.19m)

Entrance through composite entrance door with inset door mat, central heating radiator, under stairs storage cupboard, smoke alarm and staircase leading to the first floor landing.

Downstairs WC

Fitted with two piece white suite with fitted wash basin, fitted storage cupboard beneath, central heating radiator, tiled flooring and uPVC double glazed obscure window to the front elevation with fitted blinds.

Lounge

17'1 x 11'5 (5.21m x 3.48m)

Fitted with feature stone effect fireplace with inset living flame pebble effect gas fire and raised hearth, two central heating radiators, coving to ceiling, fitted wall lights, uPVC double glazed window to the front elevation with fitted blinds and double opening glass panelled doors leading to the dining kitchen.

Dining Kitchen

21'9 x 10'10 (6.63m x 3.30m)

Kitchen Area

Fitted with a range of contemporary units with handleless design, comprising wall, base and drawer units with quartz worktops and breakfast bar area. stainless steel one and a half bowl sink unit with mixer tap, integrated stainless steel five ring gas hob with stainless steel extractor hood over, AEG built-in double stainless steel electric fan assisted oven, integrated dishwasher, integrated fridge/freezer, recessed LED plinth lights, under cupboard lighting, grey wood grain effect laminate flooring, central heating radiator, recessed LED downlighters, uPVC double glazed window with fitted blind to the rear overlooking the rear garden with fitted blinds.

Dining Area

Fitted with grey wood grain effect laminate flooring, double opening glass panelled doors giving access to the lounge, coving to ceiling, central heating radiator and double glazed sliding patio doors opening into the conservatory.

Conservatory

12'3 x 9'6 (3.73m x 2.90m)

Built of brick base wall construction, ceramic tiled flooring, uPVC double glazed windows with fitted blinds, uPVC double glazed French doors opening onto the enclosed rear garden, ceiling light with fan and a wall mounted electric panel heater.

Utility Room

9'7 x 5'6 (2.92m x 1.68m)

Fitted with contemporary wall and base units with matching worktops, stainless steel sink drainer unit, built-in Bosch microwave, appliance space and plumbing for automatic washing machine, internal door giving access to the garage, central heating radiator, wall mounted central heating boiler concealed in wall mounted cupboard, uPVC double glazed window to the side elevation with fitted blinds, recessed LED downlighters, uPVC double glazed door giving access to the rear garden.

FIRST FLOOR

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

Landing

Fitted with central heating radiator, smoke alarm, airing cupboard housing the hot water cylinder, loft access to a boarded loft space with light and power. Doors off the landing giving access to all four bedrooms and bathroom.

Inner Lobby

Entrance into a lobby area with access to the en-suite and bedroom area.

Spacious Primary Bedroom

16'4 x 12'0 (4.98m x 3.66m)

Fitted with full width wardrobes, central heating radiator, uPVC double glazed window to the front elevation with fitted blinds.

Contemporary En-Suite Shower Room

6'8 x 6'7 (2.03m x 2.01m)

Fitted with a contemporary three piece suite fitted with double shower with wall mounted chrome shower unit, wall mounted ceramic wash basin with fitted storage cupboard beneath, low level wc, cearmic tiled splash-backs, ceramic tiled flooring, recessed LED downlighters in ceiling, fitted LED illuminated mirror, heated chrome ladder style towel rail, extractor fan, feature LED plinth lighting, uPVC double glazed obscure window with fitted blind and aspect to the front elevation with fitted blinds.

Bedroom Two

12'0 x 11'5 (3.66m x 3.48m)

Fitted with central heating radiator, uPVC double glazed window to the rear elevation with fitted blinds.

Bedroom Three

13'2 x 8'5 (4.01m x 2.57m)

Fitted with central heating radiator, uPVC double glazed window to the front elevation with fitted blinds.

Bedroom Four

13'4 x 8 (4.06m x 2.44m)

Fitted with central heating radiator, uPVC double glazed window to the rear elevation with fitted blinds.

Bathroom

7'1 x 5'11 (2.16m x 1.80m)

Fitted with a white three piece suite comprising bath with shower over and shower screen door, pedestal wash hand basin, low level wc, ceramic tiled splash-backs, ceramic tiled flooring, central heating radiator, extractor fan, light with shaver point, fitted mirror and uPVC double glazed window to the rear elevation with fitted blinds.

OUTSIDE

Frontage & Driveway

A double width tarmacadam driveway provides car standing spaces for around four cars leading to the single integral garage.

Single Integral Garage

18'3 x 8'2 (5.56m x 2.49m)

Fitted with electric remote control door, power, lighting, side personnel door, integral door and internal door giving access to the utility room.

Delightful Landscaped Rear Garden

A beautifully landscaped enclosed south west facing rear garden. The garden is laid to lawn with a circular paved patio and has outside cold water tap and light. There is a further patio at the bottom of the garden with timber framed pergola. There is also a storage shed at the side of the property and pathway access to the other side with timber gate leading to the front of the property.

Measured by Matterport

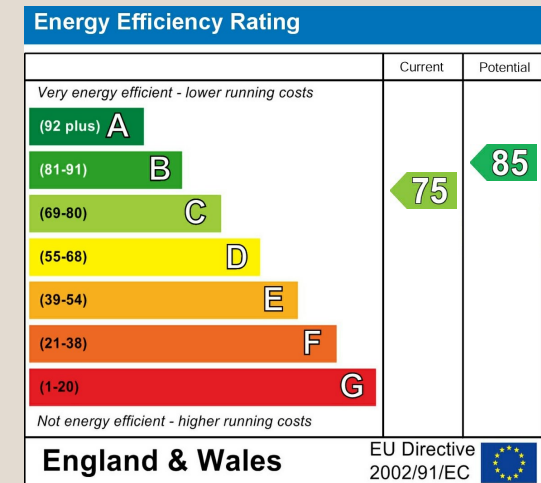
The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

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

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