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540 Kedleston Road, Allestree, Derby

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540 Kedleston Road, Derby, DE22 2NG

Guide price £500,000



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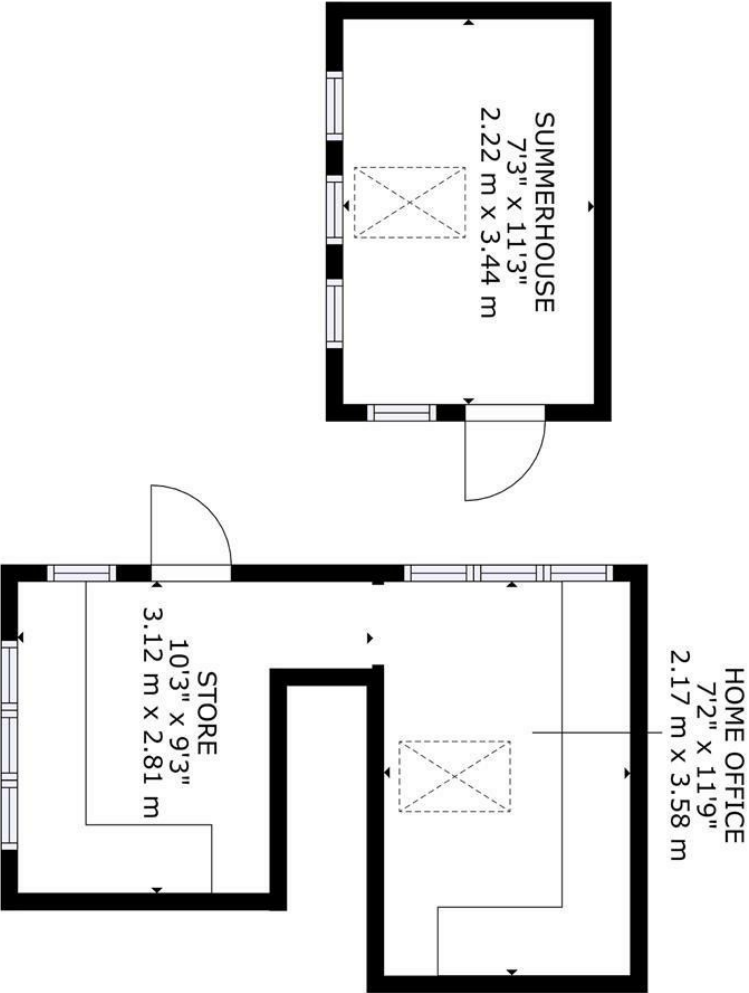
# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 861 sq.ft, 80 m<sup>2</sup>, FLOOR 2: 731 sq.ft, 68 m<sup>2</sup>  
 TOTAL: 1592 sq.ft, 148 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# Floor Plan



GROSS INTERNAL AREA  
TOTAL: 248 sq.ft, 23 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





**EXTENDED FAMILY HOME WITH GENEROUS MATURE GARDEN** - An attractive extended, four/five bedroom detached 1930's bay fronted home, set within this highly desirable position, set back from Kedleston Road and offering a generous mature plot of just under a 1/4 acre with with beautiful landscaped gardens and TWO QUALITY TIMBER FRAMED OUTBUILDINGS offering home office potential and a summerhouse. The gardens also offer a vegetable garden and mature fruit trees. The property is located just a short walk away from Markeaton Park and open countryside.

The property has been sympathetically extended with a double storey extension to the rear and the accommodation has the benefit of gas central heating, uPVC double glazing and in brief comprises: porch, entrance hallway, downstairs wc, utility room, sitting room with bay window, superb extended open plan lounge dining room, well appointed kitchen with open plan access to a beautiful conservatory with glass roof.

The first floor landing gives access to four bedrooms and study/bedroom five bedrooms and bathroom. There is also a primary bedroom with en-suite shower room.

Outside, the property is set back behind a generous mature front garden with block paved driveway and turning area. The driveway leads to a single detached garage. A true feature of this property is delightful mature private landscaped gardens. The gardens have been beautifully landscaped and offer a shaped lawn with well stocked borders. There is pathway access leading to the vegetable garden and the two quality hardwood outbuildings. The outbuildings offer versatile space ideal for home office, summerhouse or storage.

- Extended 1930's Style Detached Family Home
- Porch, Entrance Hallway, WC, Utility Room & Fitted Kitchen
- Four/Five Bedrooms, Bathroom & Primary Bedroom with En-Suite
- Two Quality Alpine Lodge Company Timber Framed Summerhouse & Home Office
- Woodlands School Catchment Area
- Generous Mature Garden Garden Plot
- Sitting Room with Bay Window, Open Plan Lounge Dining Room & Conservatory
- Beautiful Mature Landscaped Rear Garden with Vegetable Plot & Fruit Trees
- Close to Open Countryside & Excellent Local Amenities
- No Chain Involved









## 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. This property falls within the catchment area for the noted Woodlands School.

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

#### Porch

Entrance through uPVC double glazed double opening French doors into the entrance porch.

#### Entrance Hallway

13'9 x 6'10 (4.19m x 2.08m)

Entrance through traditional wood panelled doorway giving access through to the entrance hallway. Solid oak wood flooring, central heating radiator, staircase leading through to the first floor landing, smoke alarm, panelled doors giving access through to the sitting room, lounge, sitting room and downstairs WC.

#### Downstairs WC

Fitted with a two-piece white suite comprising low level WC with chrome push button flush and mini wash hand basin with chrome Monoblock mixer tap standing on a white high gloss vanity unit. Wall mounted electrical fuse box, wall mounted alarm key pad and uPVC obscure glazed window to the side elevation.

#### Utility Room

9'9 x 7'3 (2.97m x 2.21m)

Accessed off the kitchen and hallway. The utility room is fitted with square edged laminated work surface with cream panelled base cupboard, low level appliance space and plumbing for an automatic washing machine. Central heating radiator, wall mounted Worcester Boch combination boiler, tall built-in cupboard, uPVC double glazed window to the side, useful built in cloaks cupboard and uPVC double glazed door providing access through to the side pathway.

#### Sitting Room

14'3 into bay x 11'8 (4.34m into bay x 3.56m)

Fitted with an Adams style fireplace with marble hearth and backplate, inset open fire, wooden dado rail, coving to ceiling, central heating radiator, TV point and uPVC double glazed bay window to the front elevation.

#### Lounge

12'7 x 11'8 (3.84m x 3.56m)

Fitted with a marble fireplace with marble hearth and backplate with inset coal effect electric fire, TV point and central heating radiator. There are two uPVC double glazed windows to the side elevation and open plan access through to the:

#### Dining Room

11'4 x 11'2 (3.45m x 3.40m)

Fitted with uPVC double glazed sliding patio doors leading out onto the garden, coving to ceiling, central heating radiator and uPVC double glazed window to the side elevation.

#### Kitchen

11'2 x 10'0 (3.40m x 3.05m)

Fitted with a range of cream panelled units with brushed stainless steel handles, toll edged laminated Korian effect work surface over with ceramic tiled splashbacks, corner sink unit with one and a half bowl and drainer plus chrome mixer tap. Integrated Siemens electric oven, stainless steel gas four ring hob with extractor unit over. Integrated low level fridge, integrated Boch dishwasher. Built-in plinth warm air fan unit and built-in display cabinets. integrated Neff microwave, Built- in units, tile effect floor and open plan access through to the:

#### Conservatory

11'4 x 11'10 (3.45m x 3.61m)

Built of brick base wall construction with uPVC double glazed windows, vaulted glass roof with ceiling fan and light, wall mounted electric panel heater and uPVC double glazed French doors opening out onto the rear garden.

## FIRST FLOOR

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

#### Landing

Fitted with central heating radiator, loft access with ladder and partially boarded loft space, uPVC double glazed window to the side elevation and doors providing access through to the

#### Primary Bedroom

12'3 x 10'11 (3.73m x 3.33m)

Fitted with central heating radiator and uPVC double glazed window to the rear elevation overlooking the rear garden. Door providing access to:

#### En-Suite Shower Room

7'7 x 4'8 (2.31m x 1.42m)

Fitted with a white three-piece suite comprising low level WC with chrome push button flush, pedestal wash hand basin and shower cubicle with folding glazed door, wall mounted chrome mains fed shower unit with shower attachment. White ladder style heated towel rail, partial ceramic tiling to the walls, extractor fan and uPVC obscure glazed window to the side elevation.

#### Bedroom Two

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

Fitted with built-in wardrobes and shelving, built-in bedside and drawer unit, central heating radiator, coving to ceiling and uPVC double glazed bay window to the front elevation.

#### Bedroom Three

10'4 x 10'1 (3.15m x 3.07m)

Fitted with central heating radiator and uPVC double glazed windows to the front and rear elevations. Built-in wash hand basin with chrome Monoblock mixer tap with double opening vanity cupboard below.

#### Bedroom Four

7'7 x 7'4 (2.31m x 2.24m)

Fitted with central heating radiator and uPVC double glazed window to side elevation.

#### Study

8'1 x 6'7 (2.46m x 2.01m)

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

#### Bathroom

7'8 x 6'10 (2.34m x 2.08m)

Fitted with a white three-piece suite comprising low level WC, panelled bath with glazed shower screen, wall mounted chrome mains fed shower unit over and pedestal wash hand basin. Airing cupboard, grey wood grain effect flooring, partial ceramic tiling to the walls, wall mounted mirror with inset LED lighting, extractor fan 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

To the front the property stands set back from Kedleston Road with a generous block paved driveway with turning area, front garden area with raised level area laid to lawn with planting borders. The driveway gives access through to the garage and timber gated access leading through to the garden.

#### Single Detached Garage

17'7 x 9'7 (5.36m x 2.94m)

Built of concrete sectional construction. Fitted with up and over door and having power and light.

#### Generous Enclosed Rear Garden

Beautifully landscaped enclosed rear garden has a generous paved patio area, area laid to lawn with paved pathway leading through to the middle section of the garden. The garden is planted with an array of mature trees, plants and shrubs. The pathway access gives access through to a Large Timber Framed Office / Store / Summer House a

## TIMBER OUTBUILDING ONE

Two quality Alpine Lodge company timber outbuilding connected.by hallway.

#### Home Office Area

11'9 x 7'2 (3.58m x 2.18m)

Fitted with power and light and having wood unit double glazed glass panelled window to the side elevation.

#### Storage

10'3 x 9'3 (3.12m x 2.82m)

Fitted with power and light and having wood unit double glazed glass panelled windows to the side and rear elevations.

## TIMBER OUTBUILDING TWO

Quality Alpine Lodge company timber outbuilding.

#### Summerhouse

11'3 x 7'3 (3.43m x 2.21m)

Side access door, wood unit double glazed glass panelled window to the side elevation and two glass panelled windows to the rear elevation. Having power and light.

#### Vegetable Garden & Fruit Trees

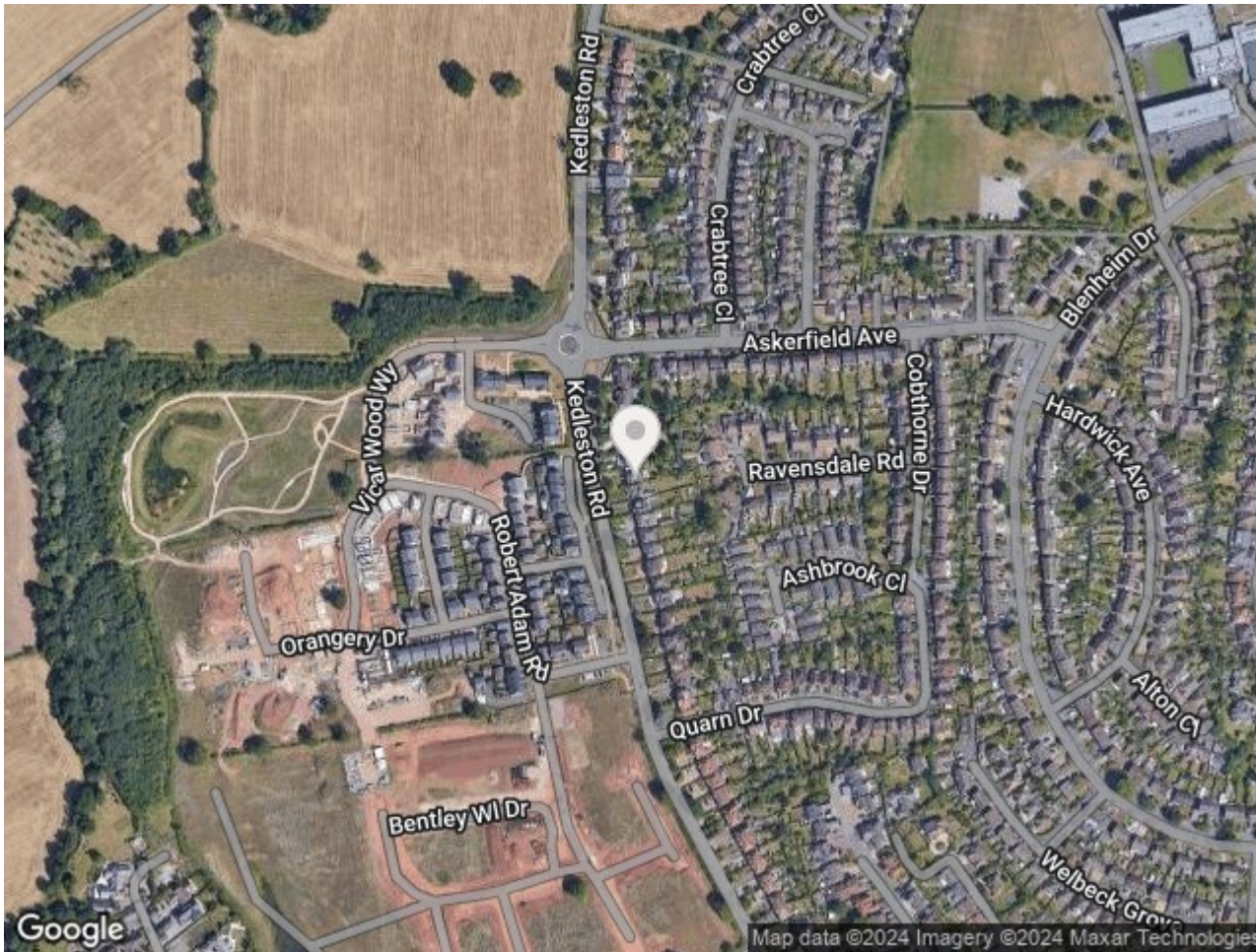
Pathway access leads through to the top end of the garden has fruit trees and vegetable planting beds and aluminium framed greenhouse. The garden is enclosed by a hedgerow and fence panelled boundary.

#### Council Tax Band – D

Derby City Council

#### Purchaser Note

The property is of Stanley Block Construction



## 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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## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	