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Allestree Lane, Allestree, Derby

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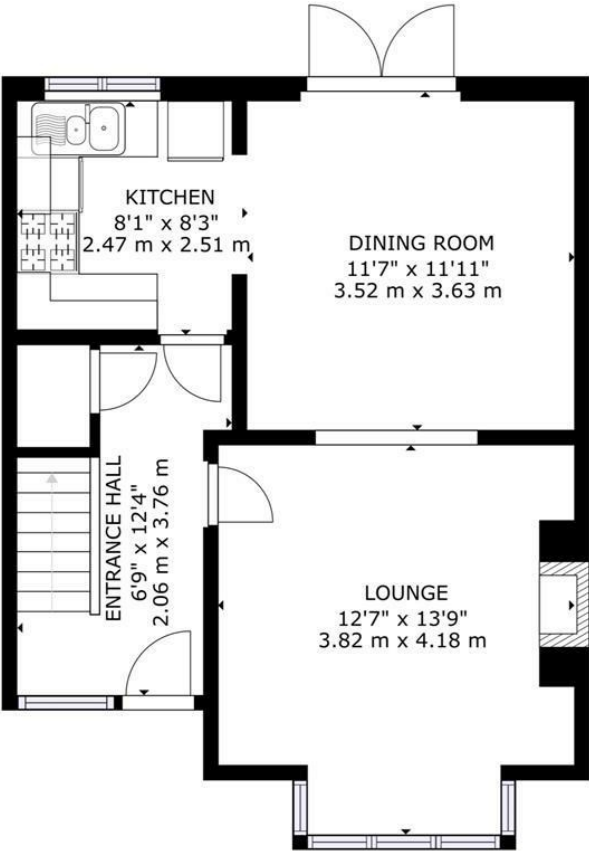


Allestree Lane, Derby, DE22 2HT  
£300,000

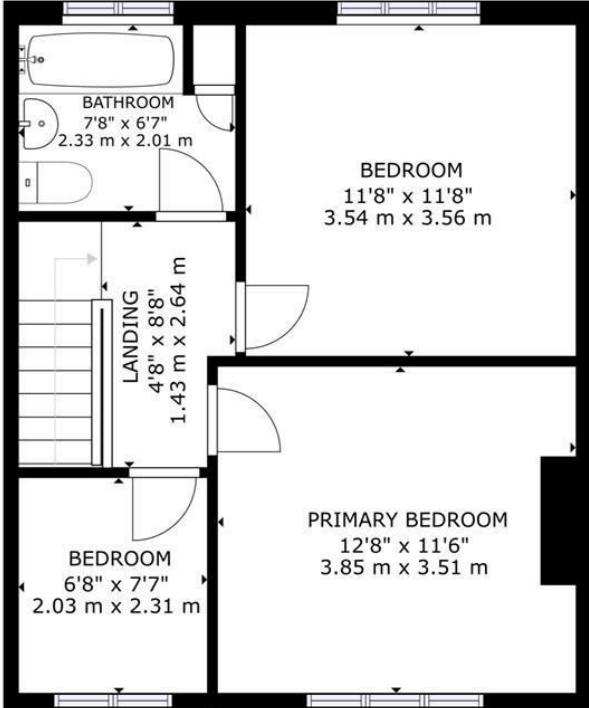
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# Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 464 sq ft, 43.14 m<sup>2</sup>, FLOOR 2: 468 sq ft, 43.45 m<sup>2</sup>  
 TOTAL: 932 sq ft, 86.59 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.













BEAUTIFULLY PRESENTED HOME - A most attractive bay fronted 1930's semi-detached home of style and character and offering a generous plot and tandem double detached garage. This property offers exciting potential for extension (subject to necessary planning consent being obtained) The property would be ideally suited to the young family and is located within easy access of excellent local amenities and falls within the catchment area for the noted Woodlands School.

The accommodation benefits from a combination boiler gas central heating system, uPVC double glazing and in brief comprises, on the ground floor: entrance hallway, fitted kitchen, stylish lounge with bay window and open plan access to the dining room with french doors giving access to the rear garden. The first floor landing leads to: two generous double bedrooms, single bedroom and bathroom.

Outside, to the front of the property there is a tarmac driveway which leads to the detached tandem double garage. The property stands set back from the road in this elevated position with a lawned foregarden with planting borders. There is a delightful mature enclosed rear garden with brick built outbuilding and paved and gravelled seating areas, generous shaped lawn and well stocked planting borders.

- Most Attractive 1930's Style Semi-Detached Home
- Exciting Potential for Extension (Subject to Planning Consent)
- Entrance Hallway, Kitchen & Open Plan Lounge Dining Room
- Front Garden, Driveway Leading to Tandem Detached Double Garage
- Woodlands School Catchment Area & Excellent Local Amenities
- Beautifully Presented
- Gas Central Heating & uPVC Double Glazing
- Three Bedrooms & Bathroom
- Generous Mature Enclosed Rear Garden
- Close to Allestree & Markeaton Parks













## 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

#### Open Storm Porch

Open Archway into the storm porch with quarry tiled floor. Entrance through a uPVC double glazed doorway to the:

#### Entrance Hallway

12'4 x 6'9 (3.76m x 2.06m)

Fitted with uPVC obscure glazed window to the front elevation, central heating radiator, staircase leading through to the first floor landing with solid wood handrail and open spindles, wooden dado rail, coving to ceiling. There are panelled doors giving access through to the lounge, kitchen and under stairs storage area.

#### Understairs Storage Cupboard

Fitted with gas meter, electric meter and wall mounted electrical fuse box.

#### Open Plan Lounge Dining Room

#### Lounge Area

13'9 into bay x 12'7 (4.19m into bay x 3.84m)

Fitted with a feature fireplace with painted white surround, marble hearth and back plate with electric coal effect stove style fire. TV point, central heating radiator, wooden picture rail, coving to ceiling and uPVC double glazed box style bay window to the front elevation. Open archway access leading through to the dining room.

#### Dining Area

11'11 x 11'7 (3.63m x 3.53m)

Fitted with wooden picture rail, coving to ceiling, uPVC double glazed French doors opening out onto the rear garden with inset blinds and open archway access leading through to the fitted kitchen.

#### Kitchen

8'3 x 8'1 (2.51m x 2.46m)

Fitted with a range of Shaker style units comprising wall, base and drawer units with roll edged work surfaces over, ceramic tiled splashbacks and stainless steel one and a half bowl sink drainer unit. Integrated stainless steel Hotpoint electric oven, Baumatic gas four ring hob, space for tall fridge freezer plus appliance space and plumbing for an automatic washing machine. Ceramic tiled floor and uPVC double glazed window to the rear elevation.

## FIRST FLOOR

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

### Landing

Fitted with uPVC double glazed window to the side elevation, loft access, panelled doors giving access to all three bedrooms and bathroom.

#### Primary Bedroom

12'8 x 11'6 (3.86m x 3.51m)

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

#### Bedroom Two

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 Three

7'7 x 6'8 (2.31m x 2.03m)

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

### Bathroom

7'8 x 6'7 (2.34m x 2.01m)

Fitted with a white three-piece suite comprising low level, pedestal wash hand basin, panelled bath with glazed shower screen, Triton electric shower over, ceramic tiled splashbacks. Central heating radiator and boiler cupboard housing the wall mounted Glowworm combination boiler.

### 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 property stands in an elevated position set back from the road, has a tarmacadamed driveway to the side of the property leading through to a single detached tandem length garage. The driveway itself has block paved edging, there is a lawned foregarden, planting borders and a block paved pathway leading through to the front door plus outside lighting.

### Tandem Double Garage

24'0 x 9'0 (7.32m x 2.74m)

has up and over door to front, power and light, side personal access to door and single glazed window to the side elevation.

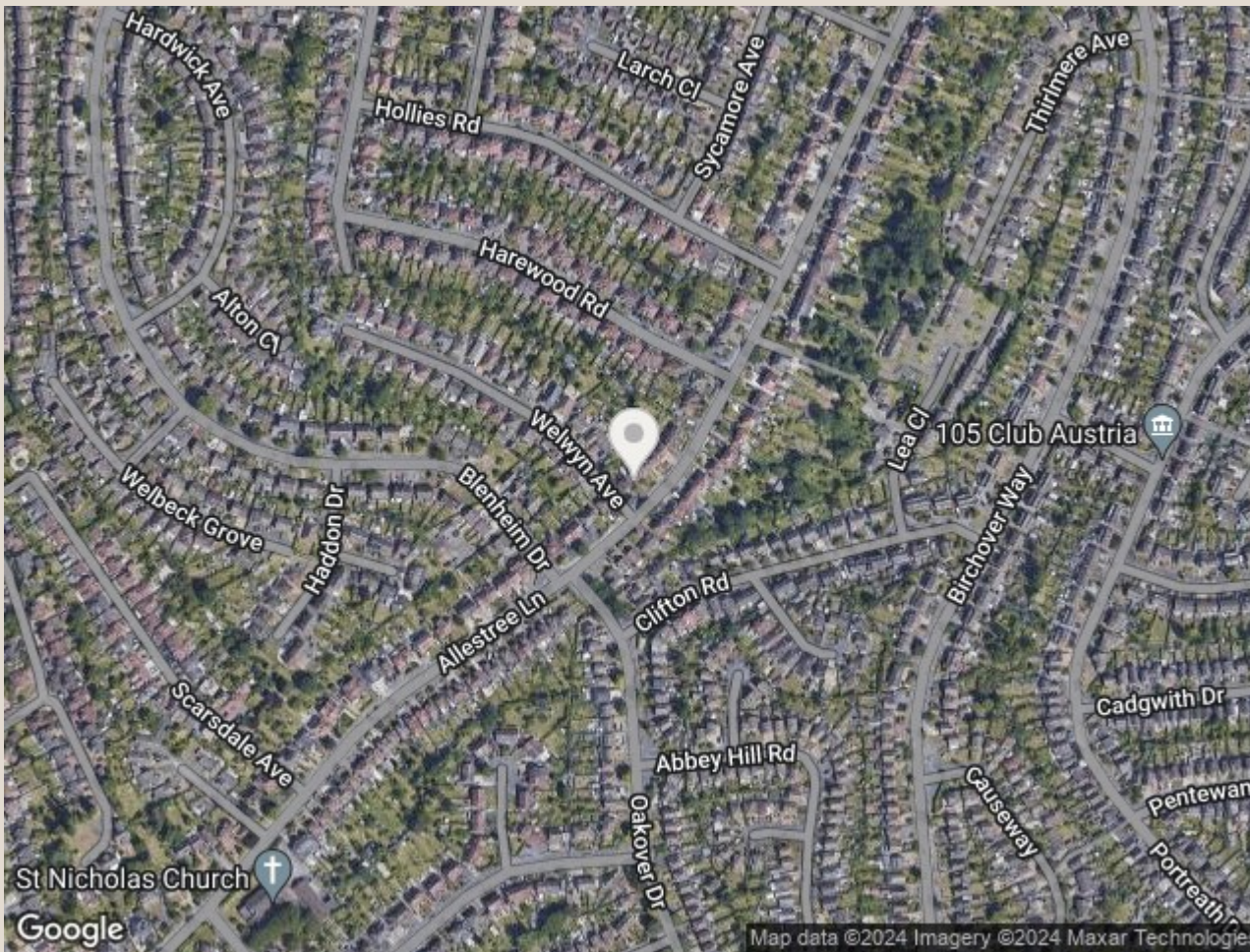
### Generous Enclosed Rear Garden

Generous enclosed rear garden with paved patio area and gravelled seating area, outside cold water tap. There is a pathway leading through to a shaped lawn with well stocked borders and has a walled and fence panelled boundary. There is an adjoining brick built outbuilding at the rear of the property.


### Council Tax Band – C

Derby City Council





## 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	

## 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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