

CURRAN
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Oak Close, Allestree

£450,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



SPACIOUS EXTENDED HOME WITH GENEROUS PLOT - A rare opportunity to acquire a mid century property still retaining many of its original innovative and stylish features. This spacious extended three/four bedroom detached family home, occupying a delightful plot with extensive mature gardens and located in this quiet end of cul-de-sac position offering easy access to excellent local amenities and schooling.

Built in 1961, and now on the market for the first time in over 60 years, this lovely property is largely original, with scope for modernisation and improvement. The property has a double storey side extension and offers exciting potential for further extension (subject to necessary planning consent being obtained).

Outside, the property offers a double width driveway, double attached garage, attractive front garden, and a stunning expansive and established rear garden with generous shaped lawn, fruit trees and vegetable plot.





The Detail

An exciting opportunity to acquire this most spacious extended detached home, occupying a generous corner plot with extensive mature gardens, positioned at the end of this quiet cul-de-sac, off Lockwood Road (at the top of Allestree Lane). The property was built in 1961, extended in the late sixties, and has been in the same family for over sixty years. The property offers many original mid century features and fittings. Most notable are the large floor to ceiling windows that flood the open plan main living area with daylight, whilst also providing stunning views of the garden. The kitchen and bedrooms all have custom made fitted cupboards, wardrobes and worktops.



The property has the benefit of combination boiler gas central heating system and double glazing. In brief the accommodation comprises: entrance hallway, cloaks cupboard, downstairs w.c, spacious open plan dining and living area with original open-tread stairs, additional sitting room, fitted kitchen and rear porch. The first floor landing leads to three double bedrooms and a family bathroom; the bedroom in the extension accessed through a possible fourth bedroom or study/dressing room.

Outside, the property stands set back with a double width driveway providing off road parking for four cars and this leads to a double attached garage. This spacious double garage, with electrically operated door, offers a workshop area and car inspection pit and has internal door access leading to a garden store and the lean to storage area. A true feature of this home is the stunning mature garden plot that includes an extensive shaped lawn, well stocked planting borders, paved patio areas and aluminium framed greenhouse. The gardens also have mature fruit trees (apple and plum) and a generous vegetable plot.





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The Location

Allestree is a highly desirable residential area of Derby, located approximately three miles from the city centre. This thriving area is known for its comprehensive range of local amenities, including the popular Park Farm shopping centre. Nearer to the house is Blenheim Parade (with Tesco, Co-op, newsagents, chemist, fish & chips, Rally Motors and Bar 189), which is easily reached on foot via the alleyway from Oak Close.

Families will appreciate the excellent educational options available, as the area is served by top-rated schools at all levels. Specifically, the property is situated within the catchment area of Woodlands School and Portway Infant and Junior Schools, which are conveniently just a few minutes walk away.

Residents benefit from frequent bus services that connect Allestree to Derby City Centre. For those who enjoy outdoor activities, the area offers a wealth of recreational facilities. These include Woodlands Tennis Club, the expansive Allestree Park with its nature reserve and fishing lake, and the picturesque Markeaton Park, which features both boating and fishing lakes. Additionally, the nearby Kedleston Golf Course provides opportunities for golf enthusiasts. Open countryside is not far away, with easy access to The Derwent Valley and The Peak District.

The location enjoys excellent transportation links to the A38, leading to the A50 and M1 motorway. This strategic position is particularly advantageous for those associated with the University of Derby, Rolls-Royce, Royal Derby Hospital, and Toyota.







The Particulars

- Spacious Extended 1961 Built Detached Home with Mid Century Style & Features
- Generous Mature Plot & Extensive Rear Gardens
- Scope for Modernisation - Exciting Potential for Extension (Subject to Planning Consent)
- Entrance Hall, WC & Fitted Kitchen & Sitting Room
- Spacious Open Plan Living Dining Area with Open Tread Staircase
- Three or Four Bedrooms & Bathroom
- Double Width Driveway, Double Attached Garage
- Close to Allestree Park & Excellent Local Amenities
- Close to Local Schooling - Woodlands School Catchment Area
- No Chain Involved

Size

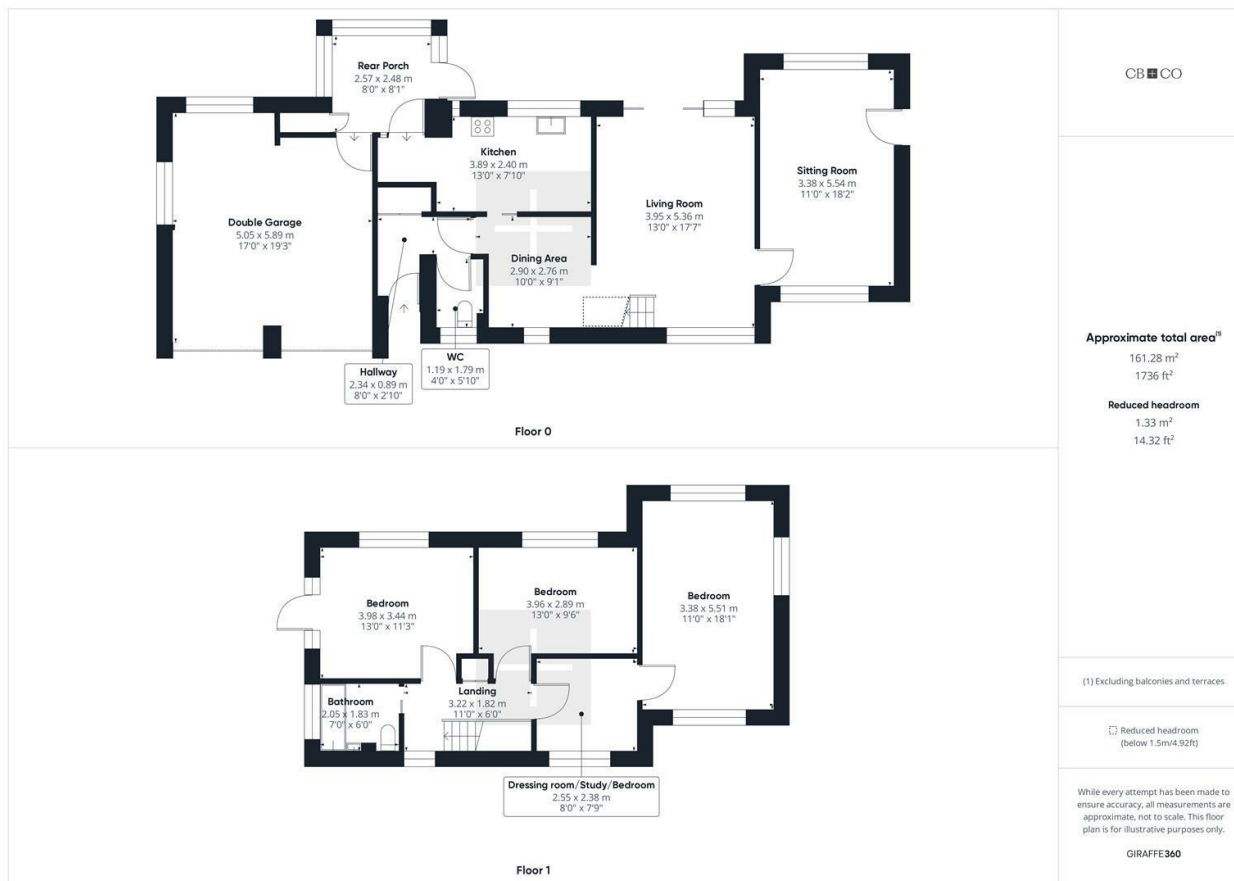
Approx 1313.00 sq ft

Energy Performance Certificate (EPC)

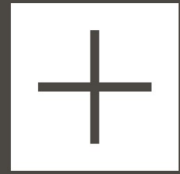
Rating D

Council Tax Band

E



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Let's Talk

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