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Lambley Drive, Allestree

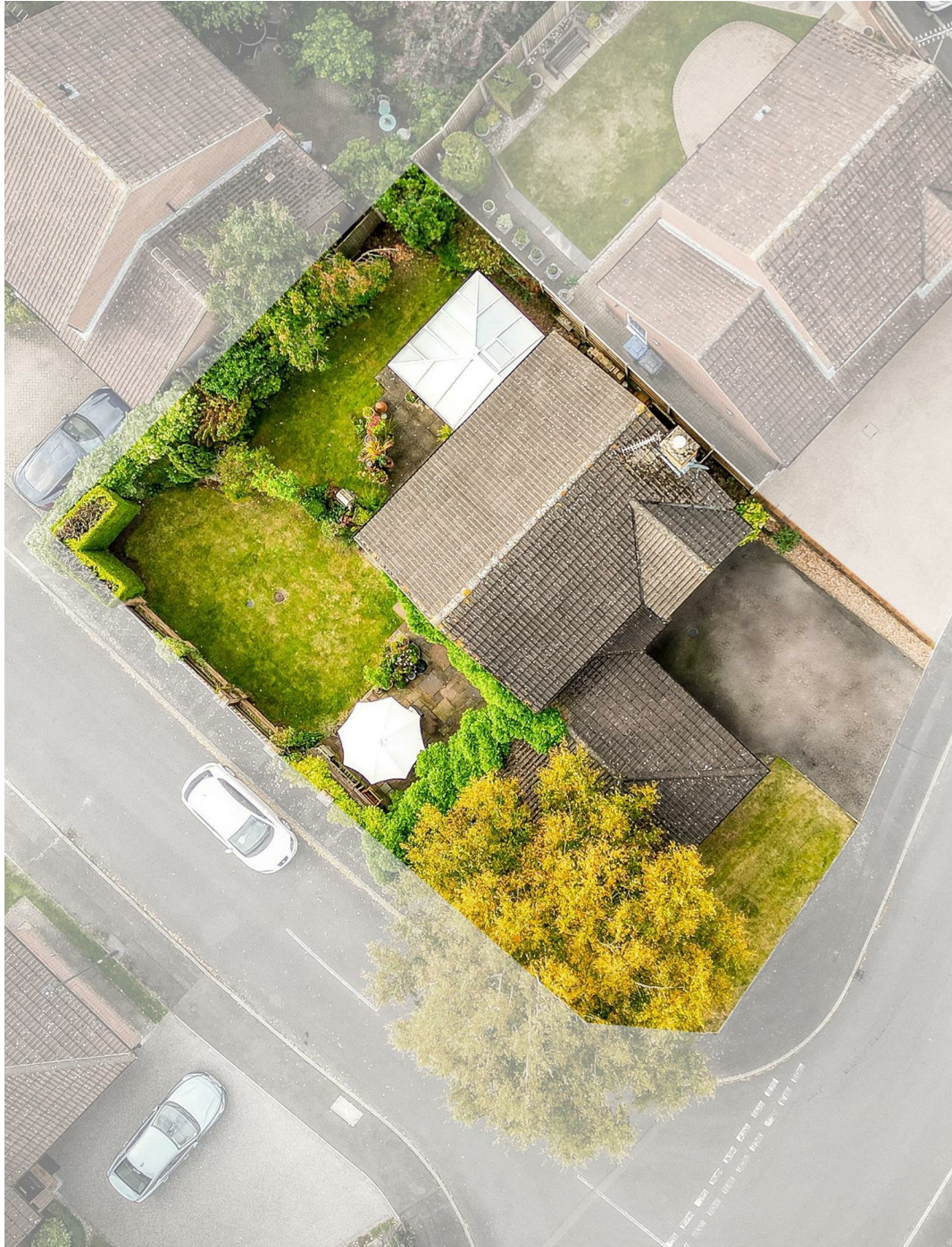
Guide Price

£499,950



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



**GENEROUS CORNER PLOT** - An attractive four bedroom detached family home with double garage, set within this generous corner plot position with beautiful landscaped gardens. The property is set within this sought after estate position off Kedleston Road. This ideal family home offers a great layout that includes a beautiful lounge with feature limestone fireplace with log burner, separate dining room, study, conservatory and a superb contemporary fitted breakfast kitchen with separate utility room. The property also boasts a west-facing landscaped garden, perfect for enjoying the afternoon sun. The property occupies this highly sought after mature estate location within easy reach of open countryside and excellent local amenities, this home benefits from being in the catchment area for the highly regarded Woodlands School.





## The Detail

A beautifully presented and well maintained four bedroom detached residence with double garage, occupying this generous corner plot position with delightful mature enclosed rear garden. The property occupies this sought after position off Kedleston Road and close to Markeaton Park with easy access to Allestree local amenities and Derby City centre.

The property has the benefit of gas central heating and double glazed windows. The accommodation in brief comprises: entrance hallway, cloakroom wc, study, spacious lounge with beautiful limestone feature fireplace with log burner with double opening doors leading to a separate dining room and patio doors leading to a conservatory. There is a beautifully appointed re-fitted contemporary breakfast kitchen with white high gloss units and integrated appliances and this leads to a separate utility room.

The first floor landing leads to four well proportioned bedrooms. The spacious primary bedroom has a superb contemporary en-suite shower room and there is also a family bathroom.

Externally, the home benefits from a delightful south-west facing garden with paved patio area and generous l-shaped lawn with well stocked planting borders. There is a double width driveway leading to an attached double garage.







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## The Location

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 education is also available at Derby High School and Derby Grammar School for Boys both situated in Littleover approximately three miles away.











GROSS INTERNAL AREA  
 FLOOR 1 100.5 m<sup>2</sup> (1,082 sq.ft.) FLOOR 2 53.6 m<sup>2</sup> (577 sq.ft.)  
 TOTAL = 154.2 m<sup>2</sup> (1,659 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The Particulars

- Well Maintained Detached Family Home
- Generous Corner Plot Position - Sought after Position
- Entrance Hallway, Cloaks WC, Contemporary Kitchen & Utility
- Lounge, Dining Room, Study & Conservatory
- Four Bedrooms & Family Bathroom
- Primary Bedroom with En-Suite Shower Room
- Generous Driveway & Double Attached Garage
- Delightful South West Facing Landscaped Garden - Corner Plot
- Close to Open Countryside & Excellent Local Amenities
- Woodlands School Catchment Area

### Size

Approx 1141.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

E

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*Let's Talk*

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