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Lynmouth Cottage, Lens Road
Allestree
£450,000



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



LYNMOUTH COTTAGE - A charming individual detached, three bedroom cottage of style and character, offering stylish presentation and a high specification throughout. This property occupies this delightful mature cul-de-sac position close to Markeaton Park and Kedleston Hall and Estate.

Built in the 1920's this property has been sympathetically extended to the rear and occupies a beautiful landscaped plot with block paved driveway and delightful south facing private mature enclosed rear garden.

The property has been appointed to a impressive standard and the highlight is the extended open plan breakfast kitchen fitted with stylish high quality units and having a large dining island with Corian marble style top, this leads to the extended dining area. There is also a stylish sitting room with bay window and log burner. There are three bedrooms and a superb contemporary five piece bathroom. The primary bedroom also has the benefit of a well appointed en-suite shower room.

The property has also had a new boiler and central heating system installed in November 2024.





The Detail

Lynmouth cottage is a beautifully appointed extended detached home, occupying this delightful mature cul-de-sac position off Kedleston Road. This individual property offers style and character with many charming features and the property has been lovingly maintained and improved by the current vendors. The property offers stylish presentation and a quality specification.

Built in the 1920's this property has been sympathetically extended to the rear and in brief comprises: beautiful oak storm canopy with access to the entrance hallway with patterned ceramic tiled floor. The hallway provides access to a stylish wc, delightful sitting room with beautiful bay window with window seat and stylish flush casement double glazed bay window and beautiful fireplace with log burner. There is a superb breakfast kitchen with extended dining area to the rear. The kitchen is fitted with a range of high quality units with wood block worksurfaces and a comprehensive range of integrated appliances. There is also a large dining island fitted with contemporary units with pan drawers and marble effect corian top. There is also a bespoke drawer unit with two Hisense wine coolers and a utility area with belfast style ceramic sink and appliance space. There is also a recess for an American style fridge freezer. This superb kitchen area offers french doors giving access to the rear garden, velux windows and open plan access to the extended dining area with views over the rear garden and french doors to either side giving to the rear garden.

The first floor landing gives access to three bedrooms with two double bedrooms and a single bedroom all with built in wardrobes. There is a superb contemporary five piece bathroom suite with freestanding bath and separate shower. The primary bedroom also has the benefit of a well appointed en-suite shower room.

Outside, the property has a generous frontage with block paved driveway and well stock shrubbed borders. There is gated access to a delightful south facing landscaped rear garden. This private and enclosed garden offers a good sized lawn, well stocked shrubbed borders, indian sandstone paved patio area and a timber framed pergola with paved seating area.







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The Location

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.

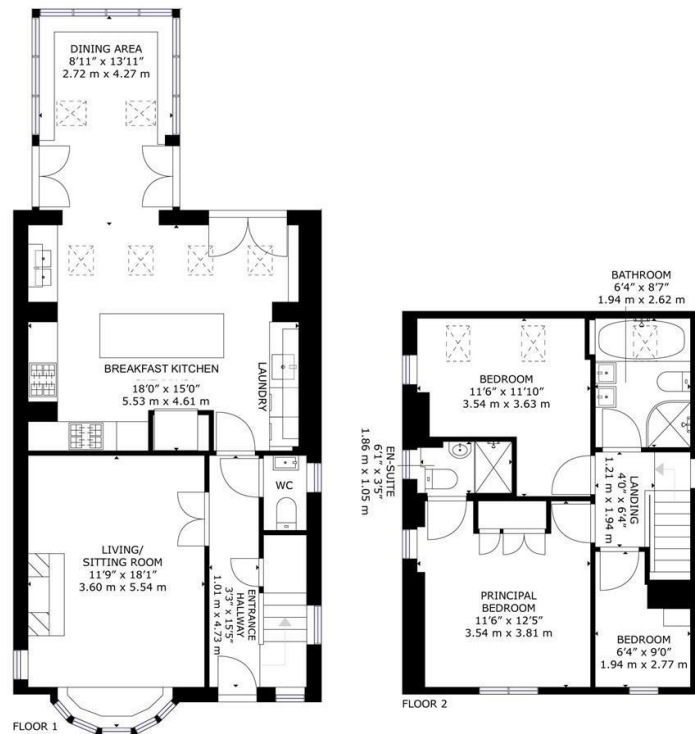
There is easy access onto the A38, leading to the A50 and M1 motorway. The location is convenient for the University of Derby, Rolls-Royce, Royal Derby Hospital and Toyota.

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.









GROSS INTERNAL AREA
 FLOOR 1: 689 sq.ft, 64 m², FLOOR 2: 452 sq.ft, 42 m²
 TOTAL: 1141 sq.ft, 106 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Particulars

- Charming Character 1920's Built Extended Detached Cottage
- High Specification & Beautifully Presented
- Delightful Mature Cul-de-Sac Location
- Entrance Hall, Stylish WC & Beautiful Sitting Room with Log Burner
- Stunning Open Plan Kitchen with Dining Island
- Open Plan Dining Area & Utility Area
- Three Bedrooms & Stunning Five Piece Contemporary Bathroom
- Primary Bedroom with En-Suite Shower Room
- Generous Driveway & Delightful South Facing Landscaped Gardens
- Close to Markeaton Park & Kedleston Hall and Estate

Size

Approx 1141.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

D

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Let's *Talk*

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