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Kedleston Road
Allestree, Derby
£750,000



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



SPACIOUS EXTENDED FAMILY HOME WITH STUNNING LIVING KITCHEN – A substantially extended traditional detached home, offering six double bedrooms over three floors and around 2800 square feet of accommodation and including a beautiful extended open plan living kitchen with stunning Victoria Robert designed kitchen with stylish contemporary units, Neff integrated appliances, dining island and bi-folding doors.

The property offers a spacious a versatile layout ideal for family living. The property in brief comprises: entrance hallway, downstairs wc, boot room, sitting room with bay window, family room, study with bay window, spacious open plan living dining kitchen and large utility room. The first floor landing leads to four bedrooms and family bathroom. The primary bedroom and bedroom two have the benefit of spacious contemporary en-suite shower rooms. The second floor landing gives access to two further double bedrooms including one with en-suite shower room.

Outside, the property stands in an elevated position on one of Allestree's most desirable positions and offers an extensive driveway leading to a large detached double garage with electric remote door and access to a most generous mature garden.





The Detail

The spacious and versatile accommodation is set over three floors and is entered through a side entrance into a welcoming entrance hallway that provides access to a well appointed ground floor wc, boot room with bespoke storage and access to the boiler room. The hallway also provides access to stylish sitting room with bay window and feature fireplace and family room.

The highlight of the home is a stunning open-plan dining kitchen and living area, professionally designed by Victoria Robert to maximise space and light. Finished with sleek, handleless contemporary units with quartz work surfaces, large central dining island and a comprehensive range of integrated Neff appliances. Aluminium bi-folding doors open onto the private rear garden, creating an effortless indoor-outdoor flow. There is also a most spacious utility room with matching units also with rear door access into the garden. The living area, kitchen area and utility room all have the benefit of underfloor heating. There are also double opening glazed doors off the living area giving access to a spacious study with bay window and built in shelving.

The first floor landing leads to four generous bedrooms, including a superb primary suite with mirrored wardrobes and a spacious en-suite featuring dual basins and a walk-in rain shower. A second bedroom also benefits from its own en-suite, while the remaining bedrooms are served by a stylish family bathroom. The second floor features two further double bedrooms, one with en-suite, and access to a useful loft storage area.

Externally, the property stands in an elevated position with an extensive driveway leading to a large detached double garage with electric remote door. The property offers a most large mature private rear garden with extensive lawn, patio area and conifer tree boundary at the rear offering an excellent degree of privacy.







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The Location

Positioned on the sought-after Kedleston Road in Allestree, this home enjoys a prime setting near the picturesque Markeaton Park, perfect for scenic walks and outdoor activities.

Families will appreciate its location within the catchment area for the well-regarded Woodlands School. Everyday essentials are just moments away at Park Farm, offering a mix of supermarkets, independent shops, and cafés.

For commuters, the property provides easy access to the A38 and Derby city centre, with frequent bus services along Kedleston Road.

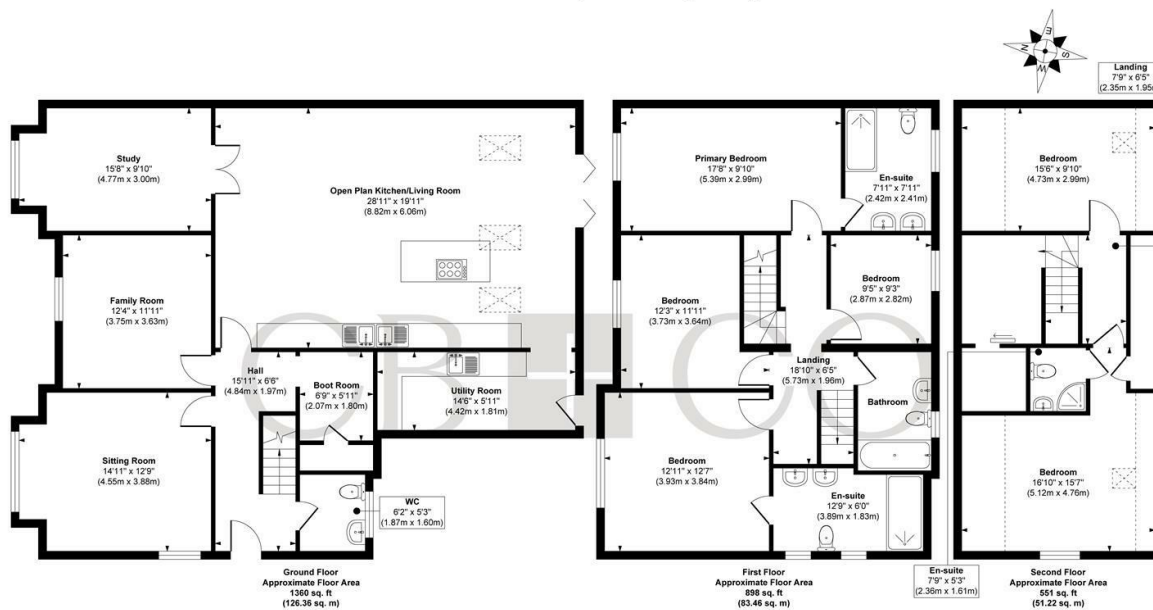
The area is also well-placed for major employers, including Rolls-Royce, the University of Derby, and the Royal Derby Hospital, making it an ideal base for professionals.







Kedleston Road, Allestree, Derby



Approx. Gross Internal Floor Area 2809 sq. ft / 261.04 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Spacious Extended Six Bedroom Detached Family Home with Attic Conversion
- Accommodation of Around 2800 Square Feet over Three Floors
- Highly sought after Position - Close to Markeaton Park
- Entrance Hallway, Boot Room & Cloakroom WC
- Sitting Room, Family Room & Spacious Study
- Stunning Extended Open Plan Living Kitchen & Spacious Utility Room
- Six Double Bedrooms, Three En-Suites & Family Bathroom
- Generous Plot & Large Mature Rear Garden
- Large Driveway & Detached Double Garage with Remote Electric Door
- Woodlands School Catchment Area

Size

Approx 2809.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

F

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Let's *Talk*

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