

CURRAN  
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La Porcherie, Foxes Walk  
Allestree Old Village  
£192,500



# CURRAN BIRDS + CO

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



DELIGHTFUL BARN CONVERSION - A charming, Grade II listed detached one bedroom barn conversion, set within this sympathetic award winning development being listed as a local conservation area within Allestree Old Village and is also located just a short walk away from Allestree Park and Blenheim Parade Shops. This property would be ideally suited to a first time buyer, single person or person looking to downsize. The property also could offer an excellent investment and has been let consistently over recent years.

The property has recently been redecorated and has the benefit of a boiler gas central heating system and the accommodation in brief comprises: entrance hallway, fitted kitchen and spacious lounge with french doors onto the rear garden, inner hallway, double bedroom with professionally fitted wardrobes and a contemporary shower room.

Outside, the property has a delightful enclosed garden with paved seating areas and area laid to lawn. There is also a lawned area to the front of the property and an allocated parking space and visitor parking.





## The Detail

This delightful Grade II listed detached barn conversion is delightfully situated in the heart of Allestree Old Village conservation area. The property forms part of this award winning development of individual homes, situated off Robincroft Road close to Allestree Park.

The property has recently undergone a scheme of redecoration and has been presented to a tasteful neutral theme throughout and benefits gas central heating and sealed unit double glazing.

La Porcherie is accessed via a traditional panelled entrance door with an obscure leaded-glass window, the home opens into a bright hallway complete with central heating, a security alarm panel, and access to both the kitchen and the main living area. The kitchen is fitted with pine panelled units and roll-edged laminated worktops, featuring an integrated electric oven and gas hob with extractor, a composite sink with mixer tap, a built-in washing machine as well as a wall-mounted boiler and a side-facing double-glazed window.

The lounge exudes warmth with a feature pine fireplace and marble hearth, home to an electric coal-effect fire. A front-facing window and rear French doors provide dual aspect light, while a central radiator ensures comfort year-round.

To the rear, a separate hallway leads to the double bedroom with built in wardrobe and front facing window. The contemporary shower room is appointed with a white three-piece suite, including a walk-in enclosure with electric chrome shower, a vanity basin, and a low-level WC, all accented by ceramic tile flooring and partial wall tiling.

Outside, the property enjoys a fully enclosed rear garden with a tree and wall boundary for privacy. The space features a lawn, small patio, and a useful garden store. The property also benefits from front and side garden areas, as well as an allocated off-street parking space.





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## The Location

Foxes Walk is a delightful development of individual homes, converted from a former farm into an award winning development, conveniently located off Robincroft Road in the heart of Allestree Old Village.

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 Portway Junior School and the noted Woodlands School, 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 nature reserve and fishing lake and Markeaton Park also having a boating and fishing lake, together with Kedleston Golf Course.

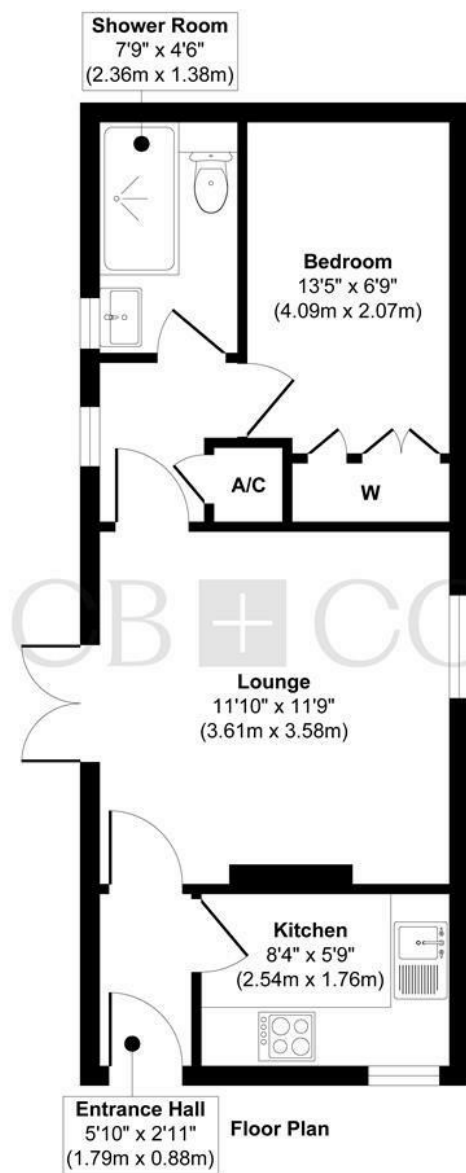
There is easy access onto the A38, leading to the A50 and M1 motorway. The location is convenient for the University of Derby, Rolls-Royce, Royal Derby Hospital and Toyota.







**Foxes Walk, Allestree, Derby**



**Approx. Gross Internal Floor Area 372 sq. ft / 34.58 sq. m**

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

Produced by Elements Property

## The Particulars

- Detached Grade II Listed Barn Conversion
- Delightful Development in the Heart of Allestree Old Village
- Ideal for Single Person, First Time Buyer or Person Looking to Downsize
- Recently Redecorated - Gas Central Heating & Wood Unit Double Glazing
- Entrance Hallway, Fitted Kitchen & Spacious Lounge with French Doors
- Double Bedroom with Built in Wardrobes & Contemporary Shower Room
- Allocated Parking Space - Accessed off Charterstone Lane
- Delightful Private Gardens with Lawn & Patio Areas
- Close to Allestree Park & Excellent Local Amenities
- No Chain Involved

### Size

Approx 372.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

B

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Let's *Talk*

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