



**GADSBY**  
**NICHOLS**

33 Fairway Crescent, Allestree, Derby, DE22 2PB  
Offers Around £350,000

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A LOVELY THREE-BEDROOMED FAMILY HOME, situated within a very popular location, in the suburb of Allestree. Having the benefit of gas central heating, and UPVC double glazing, the very well presented accommodation briefly comprises: -

GROUND FLOOR, recessed entrance porch, Entrance Hall, Lounge, Dining Room, Kitchen, and Pantry/Utility. FIRST FLOOR, landing, Three Bedrooms, and Bathroom. OUTSIDE, large forecourt parking to the front, driveway to the side, and large rear garden incorporating Garden Store. EPC E, Council Tax Band C.

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### THE PROPERTY



Early internal inspection is highly recommended to fully appreciate this well-presented Family Home, comprising, recessed porch, entrance hall, two reception room, fitted kitchen, pantry/utility, three bedrooms, bathroom, ample parking, and large rear garden with garden store.

### LOCATION

The property enjoys a well-established position within the ever popular suburb of Allestree, well served by local amenities to include; day-to-day shopping, doctors and dentist surgeries, hair and beauty salons, public houses, eateries, places of worship, schooling, and recreational facilities. Ease of access is afforded to the A38, A52, and A50 for commuting throughout the region.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed along the A6 Kedleston Road from the Five Lamps junction, then after passing Derby University take the righthand turning into Allestree Lane, right again into Lawn Avenue, and then left into Fairway Crescent.

What Three Words //share.ends.wire

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13407.

### ACCOMMODATION

Having the benefit of gas central heating, and UPVC double glazing, the detailed accommodation comprises: -

### GROUND FLOOR

#### RECESSED ENTRANCE PORCH

Having UPVC double glazed entrance door with leaded lights, opening to the: -

#### ENTRANCE HALL



Having Oak strip flooring, ornate plate rack and coat hooks, central heating radiator, and stairs to the first floor.

### FRONT LOUNGE

3.89m x 3.61m (12'9" x 11'10")



Having UPVC double glazed bay window, two central heating radiators, and picture rail.

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### DINING ROOM

4.04m x 3.63m (13'3" x 11'11")



Having three central heating radiators, picture rail, and large, square UPVC double glazed French doors and side windows overlooking the rear garden.

### KITCHEN

4.19m x 1.78m (13'9" x 5'10")



Having fittings comprising wall and base units, roll-edge work surface areas with tiled splashbacks and inset stainless steel sink unit with single drainer, integrated dishwasher, stainless steel cooker hood, UPVC double glazed window with fitted blinds, ceiling spotlights, and UPVC double glazed door to outside.

### PANTRY/UTILITY

Having plumbing for automatic washing machine.

### FIRST FLOOR

### LANDING

Having UPVC double glazed window.

### BEDROOM ONE

3.96m x 3.63m (13'0" x 11'11")



Measurements are 'into bay'. Having UPVC double glazed bay window to the front, picture rail, and central heating radiator.



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### BEDROOM TWO

3.63m x 3.18m (11'11" x 10'5")



Having UPVC double glazed window, and central heating radiator.

### BEDROOM THREE

3.56m x 2.51m max, 1.75m min (11'8" x 8'3" max, 5'9" min)



Measurements are '11'8" x 8'3" maximum, 5'9" minimum/3.56m x 2.51m maximum, 1.75m minimum'. Having UPVC double glazed window, central heating radiator, and access to the loft space via a pulldown ladder.

### BATHROOM

3.20m x 1.78m (10'6" x 5'10")



Having been recently refitted with shaped bath and curved shower screen and electric shower, pedestal wash hand basin, and low-level WC, together with two UPVC double glazed windows, tiled walls, and heated towel rail/radiator.

### OUTSIDE

#### FRONT GARDEN

Large tarmacadam forecourt parking to the front, with slate beds, and iron railings, with long driveway to the side. and garden shed.



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#### REAR GARDEN



Large rear garden with patio area, and extensive lawn.

#### GARDEN STORE

6.53m x 3.45m (21'5" x 11'4")



Situated to the end of the rear garden, comprising a substantial garden store, ideal for a home office, hobby room, gymnasium, etc. Having UPVC double

glazed windows, glazed entrance door, and electric power and light. **RF: R13407**

#### ADDITIONAL INFORMATION

##### TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

##### DO YOU NEED A SURVEY?

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

##### ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

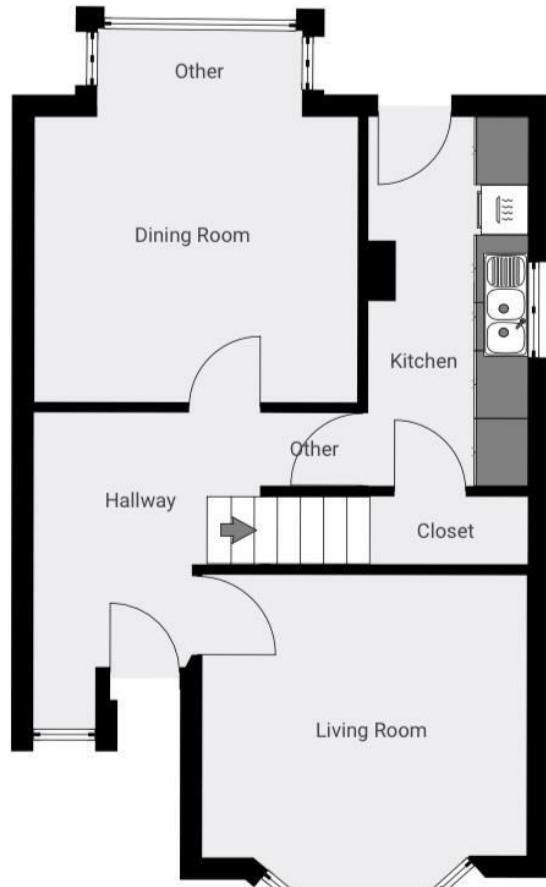
In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

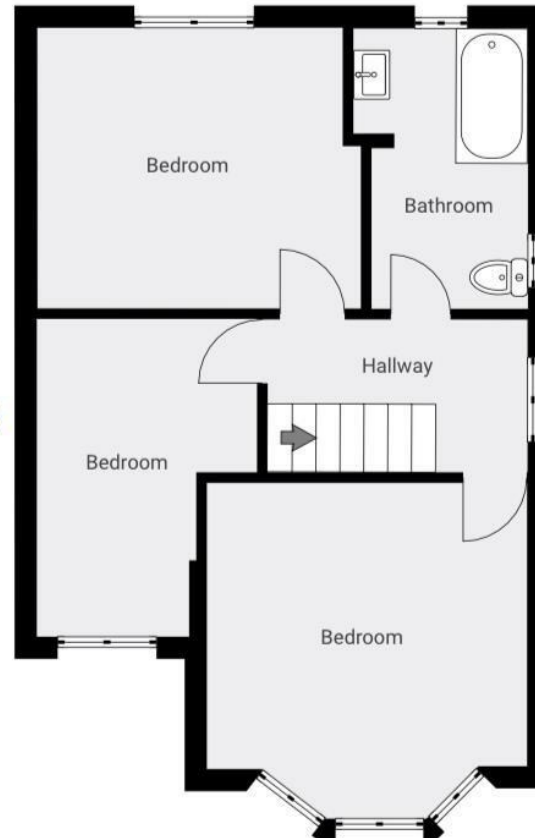
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

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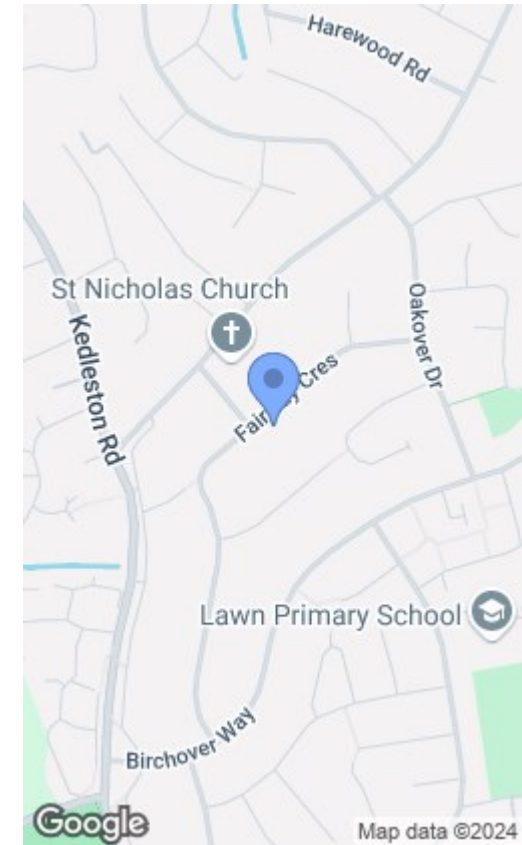
## ▼ Ground Floor



## ▼ 1st Floor



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It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
86	86		
<p>Very energy efficient - lower running costs</p> <p>92-101 A</p> <p>85-91 B</p> <p>69-84 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>92-101 A</p> <p>85-91 B</p> <p>69-84 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

### PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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