



GADSBY
NICHOLS

176 Lambourn Drive, Allestree, Derby, DE22 2US
£340,000

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A WELL-PRESENTED, THREE-DOUBLE-BEDROOMED DETACHED residence, situated in the favourable suburb of Allestree and within the CATCHMENT AREA of the highly regarded ECCLESBOURNE school. The property has been extended to afford a spacious and well-appointed interior, with early internal inspection highly recommended. Having the benefit of gas central heating and UPVC double glazing, the accommodation briefly comprises: -

GROUND FLOOR, entrance hall, extended lounge, dining room, snug/office, inner hall, Cloaks/WC/Utility room, and kitchen with oak fitments. FIRST FLOOR, landing, three double bedrooms, and spacious modern bathroom. OUTSIDE, front driveway affording up to three car standing spaces, and private, landscaped rear garden. EPC D, Council Tax Band C.

176 Lambourn Drive, Allestree, Derby, DE22 2US

THE PROPERTY

A detached home, which has been structurally extended in more recent years, to afford a well-presented and appointed interior, with internal inspection highly recommended to be fully appreciated. The property comprises well-appointed accommodation, to include; three reception rooms, fitted kitchen, cloaks/WC/utility, three double bedrooms, bathroom with shower enclosure, ample parking, and private rear garden.

LOCATION

The property is situated in a now well-established and favourable residential location, in the popular suburb of Allestree, within the catchment area of the highly regarded Ecclesbourne secondary school. Allestree is well served by a range of local amenities, to include; Allestree Park which is within easy walking distance, day-to-day shopping, public houses, restaurants, churches, doctors and dentist surgeries, and is within easy access of Derby city, and the Derby inner ring road which links to the A38 for commuting further afield.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed north along the A6 Duffield Road, continuing at both the Broadway and Palm Court traffic islands, and on reaching the petrol station turn right, just before the small parade of shops, into Derwent Avenue. At the bottom of Derwent Avenue, at the T-junction, turn left onto Lambourn Drive, before finding the property on the left-hand side.

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13154.

ACCOMMODATION

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

GROUND FLOOR

ENTRANCE HALL

Having UPVC double glazed entrance door, UPVC double glazed windows to either side, oak flooring, central heating radiator and inner door to the: -

EXTENDED LOIUNGE

5.89m x 3.35m (19'4" x 11'0")



Having UPVC leaded-light double glazed window to the front, feature chimney breast with wide, inset contemporary electric 'flame-effect' log fire, with picture-framed TV above (NOT INCLUDED), TV point, internet points, and central heating radiator.



INNER HALL



Having oak flooring, two central heating radiators, nine ceiling downlighters, UPVC double glazed side entrance door, and stairs to the first floor.

CLOAKS/WC/UTILITY

Having white suite comprising; low-level WC, and wash hand basin, together with utility recess

176 Lambourn Drive, Allestree, Derby, DE22 2US

incorporating plumbing for automatic washing machine, tiled floor, deep heated towel rail, and extractor fan.

FRONT SNUG/OFFICE

2.59m x 2.36m (8'6" x 7'9")



A room that lends itself to a variety of uses such as a snug, office, gymnasium, play room, etc., having oak flooring, central heating radiator, and UPVC leaded-light double glazed window to the front.

DINING ROOM

3.35m x 2.69m (11'0" x 8'10")



Having oak flooring, UPVC double glazed sliding patio doors to the rear garden, deep contemporary modern central heating radiator, and arch opening to the: -

KITCHEN

3.00m x 2.46m (9'10" x 8'1")



Having oak fitments comprising; one double base unit, four single base units, two thin base units, drawers, two double wall units, and five single wall units, together with integrated dishwasher, plinth mood lighting, one-and-a-half bowl resin single-drainer sink unit, ample work surface areas with tiled splashbacks and lighting over, tiled floor with underfloor heating, UPVC double glazed window to the rear, and seven ceiling downlighters.

176 Lambourn Drive, Allestree, Derby, DE22 2US



FIRST FLOOR

LANDING

Having light tunnel, and access to the loft space which houses the newly installed Worcester Bosch Greenstar CDI compact boiler with HIVE control, fitted by British Gas in February 2024, and having the benefit of a 10-year warranty.

BEDROOM ONE

4.11m x 3.23m (13'6" x 10'7")



Having fitments comprising; three double wardrobes, drawers, and shelved unit, together with central heating radiator, and UPVC leaded-light double glazed window to the front.



REAR BEDROOM TWO

3.28m x 3.20m (10'9" x 10'6")



Having laminate flooring, UPVC double glazed window, and central heating radiator.



176 Lambourn Drive, Allestree, Derby, DE22 2US

BEDROOM THREE

3.02m x 2.46m (9'11" x 8'1")



Having central heating radiator, UPVC leaded-light double glazed window to the front, and access to the part-boarded and insulated loft space, incorporating two electric lights, and accessed by way of a timber ladder. The loft space houses the Worcester Bosch gas-fired combination boiler providing domestic hot water and central heating.

BATHROOM

2.51m x 2.51m (8'3" x 8'3")



Being of an extended and spacious nature, having modern white suite comprising; corner Whirlpool bath with small tiled panel, large corner quadrant shower cubicle with mains-fed shower unit, pedestal wash hand basin, and low-level WC, together with fitted bathroom cabinet with mirror and light, tiled floor with underfloor heating, two modern chrome heated towel rails, two UPVC double glazed windows to the rear, fully tiled walls, four ceiling downlighters, and ceiling extractor fan.



OUTSIDE

An electric car charger has been fitted at the side of the house

FRONT GARDEN

Having full-width tarmac driveway affording up to three car standing spaces, with side pathway and gate leading to the: -

REAR GARDEN



Affording a high degree of privacy, being screened by hedging to the rear, and having full-width paved patio, lawn, flower and shrub borders, external lighting, external water tap, and garden store with electric power.



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.

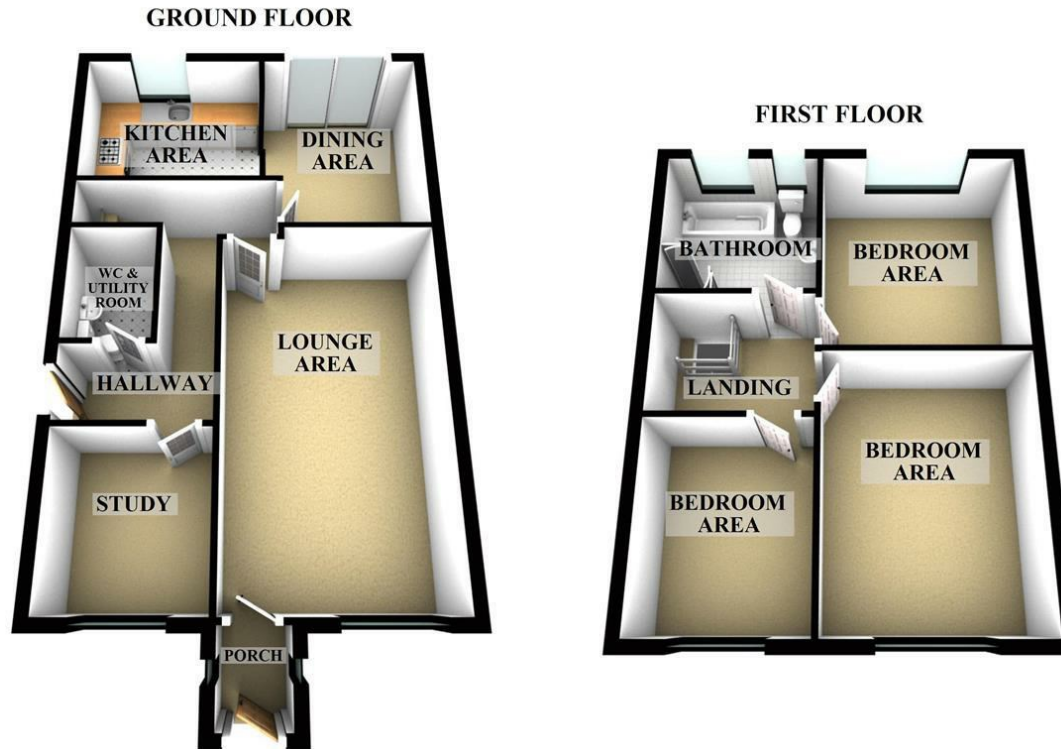
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13154

ADDITIONAL INFORMATION

TENURE

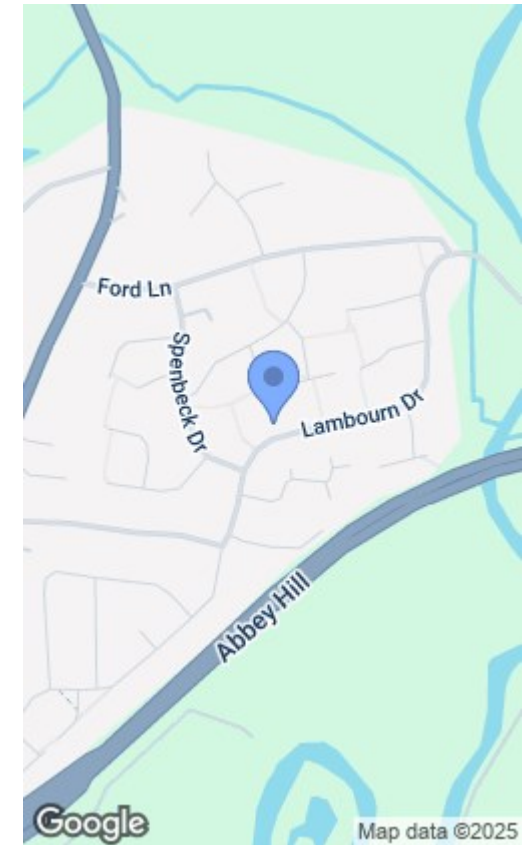
We understand the property is held freehold, with vacant possession provided upon completion.



176 LAMBOURN DRIVE



Floorplan is an illustration only and cannot be used for any extension or construction calculation. Plans provided by 'Amber Energy Surveys Limited' email - guyfowler@ambersurv.co.uk
 home - 01773 820 541 mobile - 0774 896 8963



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A B C D E F G	82	Very environmentally friendly - lower CO₂ emissions A B C D E F G	
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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