



GADSBY
NICHOLS

19 Hulland View, Allestree, Derby, DE22 2RD
£350,000

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A SPACIOUS, FOUR-BEDROOMED DETACHED CHALET-STYLE residence, enjoying a cul-de-sac location in the popular suburb of Allestree, enjoying elevated views to the rear. Available with IMMEDIATE VACANT POSSESSION, the property offers a highly adaptable interior with bedrooms at ground and first floor level. Having the benefit of gas central heating, UPVC double glazing, and security alarm, the accommodation briefly comprises: -

GROUND FLOOR, enclosed entrance porch, entrance hall, cloaks/WC/shower room, generous L-shaped lounge dining room, kitchen, guest bedroom with ensuite wash room, and further double bedroom. FIRST FLOOR, landing, two double bedrooms, and loft room. OUTSIDE, large attached garage, front garden, and generous mature rear garden. EPC tbc, Council Tax Band D.

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THE PROPERTY



An extended, detached, chalet-style residence affording a high degree of versatility and adaptability, with further potential for conversion of the first floor loft room, subject to requirements, and obtaining the usual planning and building regulation approvals. The property is offered with immediate vacant possession, and comprises; enclosed entrance porch, entrance hall, cloaks/WC/shower room, lounge dining room, kitchen, guest bedroom with ensuite suite washroom, a further three double bedrooms, loft room, front garden, attached garage, and rear garden. Early internal inspection is highly recommended.

LOCATION



The property enjoys elevated views to the rear towards Kedleston, and enjoys a cul-de-sac location, within minutes walking distance of Park Farm centre, within the popular suburb of Allestree. The area is well served by a range of excellent amenities, to include; day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, leisure facilities, and highly regarded primary and secondary schools. A regular bus service operates to Derby city centre, and ease of access is afforded to the A38 and A52 for commuting further afield. The property is also within walking distance of Derby University, and Markeaton Park.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed northwest along Kedleston Road, and after passing Markeaton Park on the lefthand side and the University on the righthand side, turn right for Park farm centre into Birchover Way, and right into Carsington Crescent, before turning second left into Hulland View. The property is situated at the top of

the cul-de-sac, on the lefthand side.

What 3 Words /// [tags.search.ideas](#)

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13462.

ACCOMMODATION

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

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

Having UPVC double glazed entrance door and side window, and further UPVC double glazed inner door and side panel providing access to the: -

ENTRANCE HALL

Having stairs to the first floor.

CLOAKS/WC/SHOWER ROOM

Having modern white suite comprising; low-level WC, pedestal wash hand basin, and walk-in shower enclosure with shower unit, together with wet boarding to the walls, tiled floor, UPVC double glazed window, and deep heated chrome towel rail.

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L-SHAPED LOUNGE DINING ROOM



Comprising: -

LOUNGE AREA

6.10m x 3.48m (20'0" x 11'5")

Having exposed mellow-brick chimney breast and fireplace with tiled hearth, and fitted coal-effect electric fire, central heating radiator, and wide UPVC double glazed sliding patio doors to the rear enjoying elevated views towards open countryside.

DINING AREA

2.64m x 2.44m (8'8" x 8'0")



Having built-in airing cupboard, central heating radiator, and UPVC double glazed window.

KITCHEN

3.23m x 2.18m (10'7" x 7'2")



Having fitments comprising; one double corner base unit, one double base unit, six single base units, and

eight single wall units, together with one-and-a-half bowl stainless steel sink unit with single drainer, work surface areas with tiled splashbacks, UPVC double glazed window to the front, central heating radiator, and UPVC double glazed side entrance door.

GUEST BEDROOM TWO

4.83m x 2.41m max (15'10" x 7'11" max)



Having fitments comprising; wardrobe, shelf cupboard, and top cupboards, together with central heating radiator, and UPVC double glazed windows to the front and rear.

ENSUITE WASHROOM

Having fitments comprising; low-level WC, and corner wash hand basin, together with UPVC double glazed window.

FRONT BEDROOM FOUR

3.25m x 2.69m (10'8" x 8'10")

Having fitments comprising; double wardrobe with top cupboards, together with central heating radiator, understairs store, UPVC double glazed window to the front, and modern Vaillant gas-fired combination

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boiler providing domestic hot water and central heating.

FIRST FLOOR

LANDING

Having built-in linen cupboard.

FRONT BEDROOM THREE

3.28m x 3.00m (10'9" x 9'10")

Having fitments comprising; units with hanging and shelving, together with UPVC double glazed window, and central heating radiator.

REAR BEDROOM ONE

3.45m x 3.00m (11'4" x 9'10")

Having fitments comprising; full-width wardrobes, and shelving, together with central heating radiator, access to eaves storage, and UPVC double glazed window to the rear enjoying far-reaching elevated views towards Kedleston.

LOFT ROOM

5.79m x 2.26m max (18'11" x 7'4" max)

Measurements are 'maximum to eaves, up to a height of 3'3"/1m'.

Affording the potential for further bedroom, or bathroom, etc. subject to requirements and obtaining the necessary approvals.

Having UPVC double glazed window to the side, and boarded floor.

OUTSIDE

FRONT GARDEN

Laid mainly to block-paving and gravel for easy maintenance, with driveway affording car standing, and leading to the: -

LARGE, ATTACHED GARAGE

5.18m x 8.08m max, 2.74m min (16'11" x 26'6" max, 8'11" min)

Measurements are '17'0" x 26'6" maximum, 9'0" minimum/5.18m x 8.08m maximum, 2.74m minimum'.

Having electric roller door to the front, UPVC double glazed entrance door to the rear, electric power and light, and incorporating: -

REAR WORKSHOP AREA

2.87m x 2.06m (9'5" x 6'9")

Having electric power and light.

GENEROUS, MATURE REAR GARDEN



Affording a high degree of privacy, and enjoying elevated towards open countryside.

Having block-paved and gravel patio areas, extensive lawns, mature shrub and flower borders, and mature trees.



ADDITIONAL INFORMATION

TENURE

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

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.

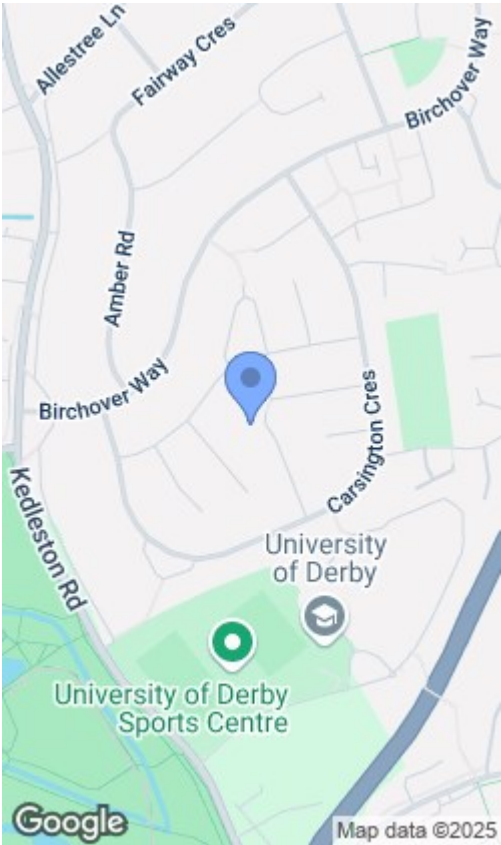
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

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: R13462



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(91-100) A			(1-10) A		
(81-90) B			(11-20) B		
(69-80) C			(21-30) C		
(55-68) D			(31-40) D		
(39-54) E			(41-50) E		
(21-38) F			(51-60) F		
(1-20) G			(61-70) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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