



GADSBY
NICHOLS

46 Harewood Road, Allestree, Derby, DE22 2JN
£360,000

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A DELIGHTFULLY PRESENTED AND EXTENDED, TRADITIONAL THREE-BEDROOMED SEMI-DETACHED residence, enjoying a mature and favourable residential location in the suburb of Allestree, convenient for local amenities, and within the catchment areas of highly regarded schooling. Requiring internal inspection to be fully appreciated, the property has recently undergone the completion of scheme of refurbishment. The well-appointed, accommodation has the benefit of gas central heating, and double glazing, and briefly comprises: -

GROUND FLOOR, extended entrance hall, lounge with bay window, lobby, modern shower room/cloaks/WC, utility room, and feature living dining kitchen with quality fitments, together with sitting/snug area. FIRST FLOOR, landing, three bedrooms, and modern bathroom. OUTSIDE, front garden with driveway car standing, attached gym/store, mature rear garden being approximately 70-feet in depth, and former detached garage/now store. EPC C, Council Tax Band C.

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THE PROPERTY



A traditional bay-windowed semi-detached residence, which in recent years has been the subject of a superb living dining kitchen extension to the rear, and an extensive refurbishment scheme, which makes this property one of the most pleasing examples of its type in the area, and requires early internal inspection to be fully appreciated. The accommodation briefly comprises; entrance hall, lounge, lobby, shower room/cloaks/WC, utility room, living dining kitchen with sitting area, three bedrooms, modern bathroom, foregarden, driveway parking, attached gym/store, long rear garden. former detached garage/now store.

LOCATION

The property enjoys a sought-after and mature residential location, fronting Harewood Road off Allestree Lane, well served by excellent local amenities to include Park Farm Centre, and day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, and leisure facilities, together with being within the catchment areas of highly regarded

schooling. The property is within minutes walking distance of Allestree Park, and ease of access is afforded to the A38 and A52 for commuting further afield.

DIRECTIONS

When leaving Derby city centre by vehicle, proceed north on Kedleston Road, passing Markeaton Park on the lefthand side and Derby University on the righthand side, before turning right into Allestree Lane, and then fifth left into Harewood Road to find the property on the righthand side.

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13455.

ACCOMMODATION

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

GROUND FLOOR

ENTRANCE HALL



Recently extended, having double glazed entrance

door, modern contemporary vertical central heating radiator, Karndean flooring, five ceiling downlights, and stairs to the first floor with understairs store.

FRONT LOUNGE

4.27m x 3.58m max (14'0" x 11'9" max)



Measurements are 'maximum into bay'. Having fireplace recess with cast-iron log burner on tiled hearth, wide double glazed square bay window to the front, central heating radiator, and picture railing.

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LOBBY

Having door to the: -

SHOWER ROOM/CLOAKS/WC



Having modern white suite comprising; wash hand basin in vanity unit with cupboard under, low-level WC, and large recessed shower cubicle with tiled surround and electric shower unit, together with UPVC double glazed window, three ceiling downlighters, ceiling extractor fan, and central heating radiator.



UTILITY ROOM

2.26m x 1.65m (7'5" x 5'5")

Having fittings comprising; one double base unit, two double wall units, together with stainless steel sink unit with single drainer, central heating radiator, two ceiling downlighters, extractor fan, plumbing for automatic washing machine, UPVC double glazed side door, and wall-mounted Ideal gas-fired combination boiler providing domestic hot water and central heating.

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SUPERB LIVING DINING KITCHEN

6.88m x 3.25m (22'7" x 10'8")



This is an extremely light room, with large UPVC double glazed light tunnel to the ceiling, complimented by UPVC double glazed double French doors and side windows.



KITCHEN AREA



Having a range of stylish grey fitments comprising; one double corner base unit, large feature corner pantry, two single base units, one double base unit, and central breakfast bar island with two single base units, and pan drawers, together with twin-bowl single-drainer sink unit, ample natural-wood work surface areas with tiled splashbacks, integrated fridge, integrated freezer, integrated dishwasher, large Rangemaster cooker/gas hob, modern contemporary vertical central heating radiator, Karndean flooring, UPVC double glazed window to the rear, and eleven ceiling downlighters.

DINING AREA



Having central heating radiator, Karndean flooring, UPVC double glaze double French doors and side windows to the rear garden, and opening to the: -

SITTING/SNUG AREA

3.94m x 3.43m (12'11" x 11'3")



Having Karndean flooring, fireplace recess, and central heating radiator.

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FIRST FLOOR

LANDING

Having linen cupboard.

FRONT BEDROOM ONE

4.37m x 3.00m max (14'4" x 9'10" max)



Measurements are 'maximum into bay, plus wardrobe recess'.
Having fitments comprising; four floor-to-ceiling double wardrobes incorporating hanging and shelving, together with double glazed bay window to the front, and central heating radiator.



REAR BEDROOM TWO

3.61m x 3.45m (11'10" x 11'4")



Having UPVC double glazed window, central heating radiator, and picture railing.



FRONT BEDROOM THREE

2.34m x 1.96m (7'8" x 6'5")



Having modern vertical central heating radiator, double glazed window, and access to the loft space.

BATHROOM



Having modern white sanitary ware comprising; low-level WC, pedestal wash hand basin, and panelled bath with electric shower unit over and shower screen, together with fully tiled walls, heated chrome towel rail, and UPVC double glazed window with integrated privacy blinds.

OUTSIDE

FOREGARDEN

Having driveway affording driveway for car standing.

ATTACHED GYM/STORE

Small gym/useful store.

REAR GARDEN



Being approximately 70-feet in depth, of a mature nature, having lawn, flower and shrub borders, raised timber decking sitting area, additional patio area, and is enclosed by fencing for privacy.



FORMER GARAGE

Now a large, detached store having electric power and light.

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.

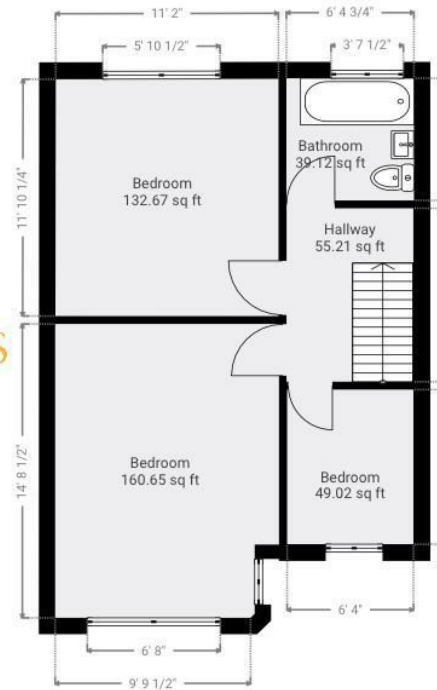
Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13455

▼ Ground Floor

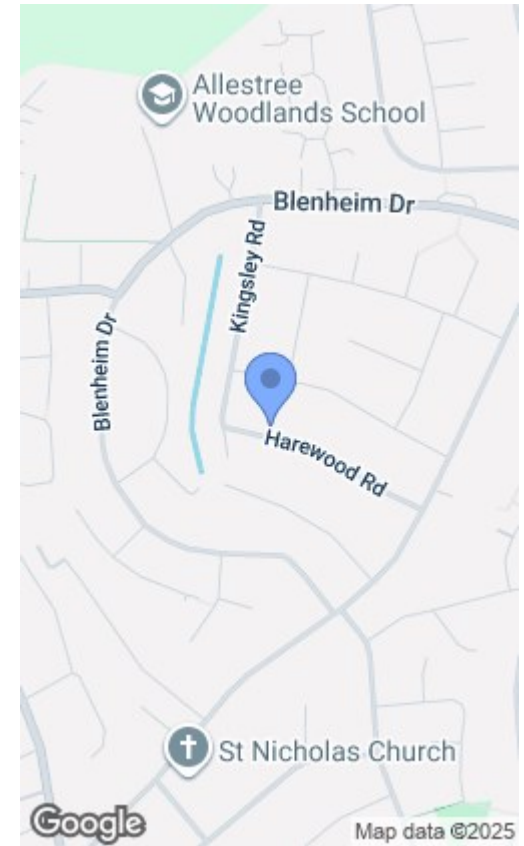


▼ 1st Floor



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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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-100) A		85	(81-91) A		
(81-90) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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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