



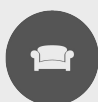
## 4 Bed House - Detached

12 Evans Avenue, Allestree, Derby DE22 2EJ

Offers Around £695,000 Freehold



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- Fine Traditional Detached Home
- Magnificent Views Over Allestree Lake
- Four Reception Rooms
- Living Kitchen/Diner, Utility
- Four Bedrooms
- En-suite & Family Bathroom
- Landscaped Gardens
- Large Block Paved Driveway
- Summerhouse & Store
- Sought After Location

Individual detached residence with magnificent views over Allestree Lake.

Originally built in 1936 and in recent years extended and modernised to a high standard, this is a lovely four bedroom, en-suite property with flexible accommodation having a good range of reception rooms.

The property benefits from gas central and double glazing and is set back behind a large block paved driveway providing car parking for several vehicles.

The landscaped gardens has been thoughtfully planned with pleasant seating areas to enjoy the views over the lake and park.

Summerhouse and store.

Potential garage – The family room could be spilt and therefore made into a garage subject to planning permission.

## The Accommodation

### Ground Floor

#### Lounge

16'3" x 11'10" (4.96 x 3.62)

With feature fireplace with electric fire and raised hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, double glazed window to the side, double glazed sliding patio door opening onto paved patio, beautiful views towards Allestree Park Lake and open square archway leading into the dining area.



### Dining Area

11'11" x 11'11" (3.65 x 3.65)

With deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, open space leading into the garden room, open square archway leading into the lounge and views towards Allestree Park Lake.



### Garden Room

18'8" x 14'0" (5.71 x 4.29)

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, two radiators, wall mounted air conditioning unit, feature double glazed lantern window, double glazed bi-folding doors opening onto paved patio, double glazed window with aspect to the rear, additional side double glazed picture window, double glazed sliding patio door giving access to the garden, fine views across Allestree Park Lake and open space leading back into the dining room and lounge.



### Family Room

18'10" x 18'7" (5.76 x 5.68)

With a good range of storage cupboards, spotlights to ceiling, double glazed window with aspect to the front, four radiators, two matching double glazed sliding patio doors giving access to the rear garden and fine views over Allestree Park Lake.

### Study

11'1" x 10'4" (3.40 x 3.17)

With deep skirting boards and architraves, high ceiling, coving to ceiling, spotlights to ceiling, radiator, double glazed window with leaded finish and aspect to the front and double opening internal oak veneer doors giving access to the living kitchen/dining room.

### Living Kitchen/Dining Room

16'4" x 12'7" (4.99 x 3.85)

With single sink unit with chrome mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching granite worktops, built-in Neff five ring induction hob with Neff stainless steel extractor hood over, built-in Neff dishwasher, built-in Neff stainless steel double electric fan assisted oven, additional built-in Neff electric fan assisted oven, built-in Neff microwave, built-in Neff fridge/freezer and integrated large freezer. Feature vaulted ceiling incorporating three double glazed Velux windows, spotlights to ceiling, radiator, double glazed window with leaded finish and matching central breakfast island again with matching granite worktops and fitted base cupboards and drawers beneath.



### Inner Hallway

11'10" x 9'6" (3.61 x 2.91)

With deep skirting boards and architraves, high ceiling, coving to ceiling and staircase leading to the first floor.

### Utility Room

11'10" x 6'2" (3.62 x 1.89)

With double Belfast style sink with chrome mixer tap, fitted wall and base cupboards, plumbing for automatic washing machine, space for tumble dryer, radiator, tiled splash-backs and double glazed side access door.

### Cloakroom

8'7" x 4'5" (2.63 x 1.36)

With WC, fitted wash basin with fitted storage cupboard beneath, tiled splash-backs, fitted storage cupboard, heated towel rail/radiator, double glazed obscure window and internal panelled door with chrome fittings.

### Front Entrance

With feature double glazed arched entrance door with stained glass and radiator.

### First Floor

#### Landing

With radiator, character balustrade, two double glazed Velux windows and additional double glazed window with aspect to the front.

### Double Bedroom One

13'8" into bay x 11'10" (4.17 into bay x 3.61)

With deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, double glazed bay window, fine views across Allestree Park Lake and internal oak veneer door with chrome fittings.



### En-Suite Wet Room

8'5" x 5'7" (2.57 x 1.72)

With walk-in double shower enclosure with chrome shower, fitted wash basin with chrome fittings and fitted storage cupboard beneath, low level WC, attractive fully tiled walls, radiator, tiled flooring, additional heated towel rail/radiator, spotlights to ceiling, double glazed obscure window, inset fitted mirror, shaver point and internal panelled door.



### Double Bedroom Two

15'11" x 12'1" (4.87 x 3.69)

With a good range of fitted wardrobes providing good storage with base cupboards, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, double glazed window, fine views across Allestree Park Lake and internal oak veneer door with chrome fittings.



### Double Bedroom Three

11'2" x 8'9" (3.42 x 2.69)

With deep skirting boards and architraves, high ceiling, coving to ceiling, fitted double wardrobe, radiator, double glazed window with leaded finish and aspect to the front and internal oak veneer door with chrome fittings.



### Single Bedroom Four

11'9" x 8'1" x 5'6" (3.59 x 2.48 x 1.70)

With fitted wardrobes, deep skirting boards and architraves, high ceiling, spotlights to ceiling, two side double glazed Velux windows, additional fitted shelving and internal oak veneer door with chrome fittings.

### Family Bathroom

11'5" x 5'8" (3.48 x 1.75)

In white with bath with chrome fittings, fitted wash basin with chrome fittings and fitted storage cupboard beneath, low level WC, double shower enclosure with chrome shower, attractive fully tiled walls with matching tiled flooring, inset mirror, shaver point, spotlights to ceiling, double glazed obscure window with aspect to the side, heated towel rail/radiator, built-in cupboard housing the high efficiency hot water cylinder and internal oak veneer door with chrome fittings.



### Useful Separate WC

5'1" x 2'11" (1.55 x 0.89)

With WC, fitted wash basin, tiled splash-backs, radiator, double glazed obscure window and internal oak veneer door with chrome fittings.

### Gardens

Being of a major asset to the sale of this particular property is its rear garden backing onto the beautiful Allestree Park Lake. The garden offers privacy with a warm sunny aspect and enjoys top and bottom patio areas providing a pleasant sitting out and entertaining space together with an artificial lawn, well stocked flower beds, shrubs, gravel areas and wrought iron railings with personnel gate giving direct access to Allestree Park Lake.



### Summer House/Shed

11'4" x 9'10" approximately (3.47 x 3.02 approximately)

### Useful Outdoor Store

13'8" x 5'6" (4.19 x 1.68)

With power and lighting

### Side Access

There is a double opening side access gate which opens onto a paved pathway and provides good storage space for wheelie bins. Power socket, light and cold water tap.

### Driveway

A double width block paved driveway provides car parking for approximately five/six cars.


### Potential Garage

The family room could be spilt and therefore made into a garage subject to planning permission.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	65	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 