



5 Bed House - Detached

5 Ford Lane, Allestree, Derby DE22 2EX

Offers Around £775,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Fine Detached Family Home
- Ecclesbourne School Catchment Area
- Far Reaching Views
- Lounge, Dining Room & Family Room/Study
- Living Kitchen/Dining Room
- Five Bedrooms & Two Bathrooms
- Fabulous Mature Garden
- Large Driveway
- Tandem Garage
- No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA - An opportunity to acquire a fine detached residence of character and style with large garden occupying a much sought after residential area close to Allestree Park.

The Location

The property occupies a very sought after mature residential location only a short walk away from the delightful Allestree Park and Lake.

Allestree is a very popular residential suburb of Derby, approximately 3 miles from the city centre and provides an excellent range of local amenities including the noted Park Farm shopping centre, excellent local schools and regular bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park together with Kedleston Golf Course.

Excellent transport links are close by and fast access onto the A6, A38, A50 linking to the M1 motorway. The location is convenient for Rolls Royce, Derby University, Royal Derby Hospital and Toyota. Fast access to Duffield, Belper and Derby City Centre.

Accommodation

Ground Floor

Recessed Storm Porch

With quarry tiled flooring, outside light and multi-glazed entrance door giving access to entrance hall.

Entrance Hall

14'6" x 8'9" (4.42 x 2.67)

With solid oak flooring, deep skirting boards and architraves, high ceilings, split-level staircase leading to first floor, display alcove with glass shelf and mirrored back and radiator.



Cloakroom

8'0" x 4'10" (2.46 x 1.48)

With low level WC, fitted washbasin with fitted base cupboard underneath, fitted coats cupboard, radiator, two sealed unit double glazed windows with leaded finish and internal oak panelled door.

Lounge

20'8" x 15'9" (6.32 x 4.82)

With charming fireplace with surrounds incorporating inset living flame gas fire and raised hearth, deep skirting boards and architraves, high ceilings, coving to ceiling, two radiators, internal glazed doors opening into dining room, six sealed unit double glazed windows all having leaded finish to front and internal oak panelled door.



Dining Room

13'4" x 12'4" (4.07 x 3.77)

With gas fire, oak wood flooring, cast iron period style radiator, deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, serving hatch to living kitchen/dining room, sealed unit double glazed window to side with leaded finish, attractive sealed unit double glazed French doors with leaded finish opening onto Indian stone paved patio and mature garden and internal oak panelled door.



Family Room/Study

12'4" x 11'8" (3.76 x 3.56)

(currently used as sewing room) With deep skirting boards and architraves, high ceilings, coving to ceiling, two radiators, sealed unit double glazed window with leaded finish and aspect to front, sealed unit double glazed window with leaded finish and aspect to rear and internal glazed door.



Living Kitchen/Dining Room

16'11" x 15'5" (5.18 x 4.72)

Dining Area

With tiled flooring with underfloor heating, deep skirting boards and architraves, high ceilings, spotlights to ceiling, radiator, serving hatch to dining room, internal oak panelled door and open space leading into kitchen area.



Kitchen Area

With one and a half sink unit with mixer tap, filter tap, wall and base fitted units with matching worktops, Miele integrated washing machine, matching tiled flooring with underfloor heating, radiator, Falcon Range cooker with stainless steel extractor hood over, integrated Miele dishwasher, open space leading into dining area, large sealed unit double glazed window with leaded finish and views over mature garden and far-reaching views across the valley and beyond, sealed unit double glazed window with leaded finish to side and half glazed door with leaded finish giving access to Indian stone paved patio and mature garden.



Walk-In Pantry

4'7" x 3'11" (1.40 x 1.20)

With fitted shelving and matching tiled flooring.

Walk-In Store

6'1" x 4'0" (1.87 x 1.23)

With fitted shelving, boiler and tiled flooring.

First Floor

Landing

With deep skirting boards and architraves, high ceilings and charming oak wood flooring.

Bedroom One

15'1" x 12'4" (4.62 x 3.76)

With fitted wardrobes, deep skirting boards and architraves, high ceilings, coving to ceiling, radiator and five sealed unit double glazed windows with leaded finish and aspect to front.



En-Suite Bathroom

12'9" x 6'11" (3.89 x 2.11)

With bath, pedestal wash handbasin, low level WC, bidet, double shower cubicle with shower, tiled splash-backs, towel rail heater, radiator, shaver point, fitted storage cupboard, deep skirting boards and architraves, high ceilings, coving to ceiling, sealed unit double glazed window with leaded finish and aspect to front and sealed unit double glazed obscure window with leaded finish to side.



Bedroom Two

13'3" x 12'4" (4.05 x 3.77)

With fitted wardrobes, deep skirting boards and architraves, high ceilings, built in airing cupboard, coving to ceiling, radiator and two sealed unit double glazed windows with leaded finish and far-reaching views.



Useful Storage into Eaves

Providing storage with boarded floor and light.

Bedroom Three

13'10" x 10'2" (4.23 x 3.10)

With built-in wardrobes, deep skirting boards and architraves, high ceilings, coving to ceiling, radiator and sealed unit double glazed window with leaded finish and far-reaching views to rear.



Bedroom Four

14'0" x 10'8" (4.27 x 3.27)

(Currently used as a study/office) with fitted study desk with matching shelving and drawers, deep skirting boards and architraves, high ceilings, coving to ceiling, radiator and three sealed unit double glazed windows with leaded finish to front.



Bedroom Five

8'9" x 7'6" (2.68 x 2.30)

With deep skirting boards and architraves, high ceilings, coving to ceiling, fitted wardrobe, radiator and sealed unit double glazed window with leaded finish to front.

Family Bathroom

9'5" x 8'5" (2.88 x 2.57)

With bath, pedestal wash handbasin, low level WC, double shower cubicle with electric shower, tiled splash-backs, high ceilings, coving to ceiling, spotlights to ceiling, heated towel rail/radiator and sealed unit double glazed obscure window.



Front Garden

The property is set well back from the pavement edge behind an attractive fore-garden with brick retaining wall and a varied selection of shrubs, plants and trees.



Rear Garden

Being of a major asset and sale to this particular property is its large, mature rear garden enjoying a wide shaped lawned area with a raised Indian stone paved patio providing a pleasant sitting out and entertaining space complemented by a circular patio towards to the bottom of the garden enclosed by hedgerows, well stocked borders, trees, summerhouse and shed.



Driveway

A large tarmac driveway provides car standing spaces for approximately four/five cars.

Tandem Garage

33'5" x 8'8" (10.2 x 2.66)

With concrete floor, power, lighting and rear door to garden.



Security

The property is fitted with a serviced burglar alarm.

Council Tax Band - G

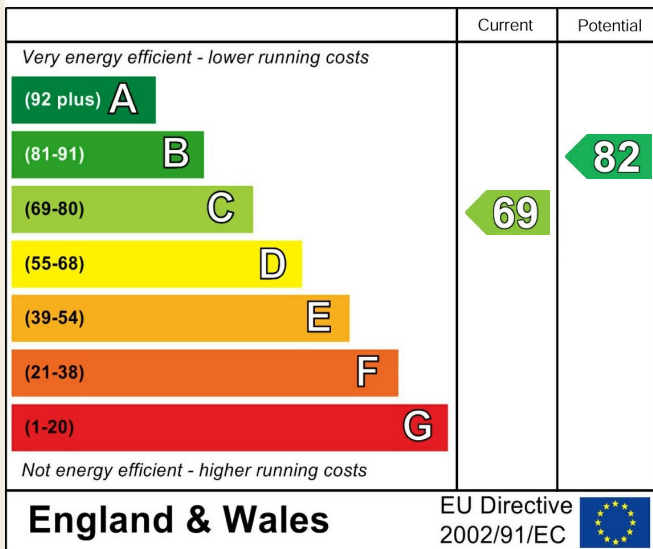
Derby City



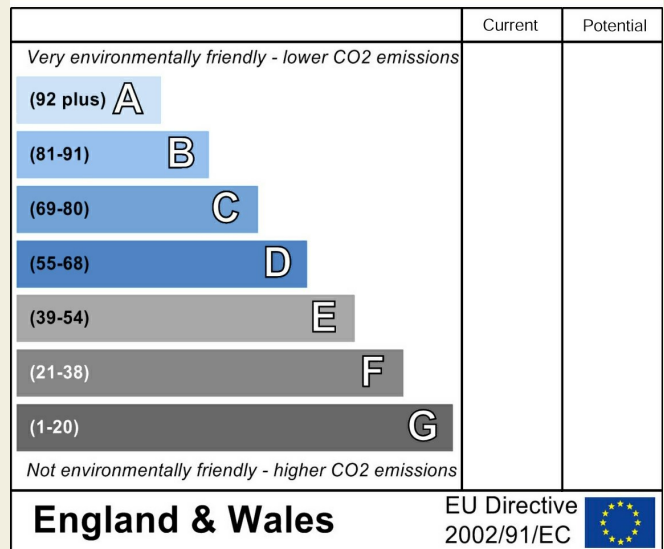
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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