

## 23

Cuckmere Close, Allestree, Derby, DE22

Offers Around £385,000 Freehold



- Superb Extended Detached Home
- Ecclesbourne School Catchment Area
- Gas Central Heating & Double Glazing
- Extended Lounge & Study/Bedroom Four
- Superb Open Plan Living Dining Kitchen
- Three Double Bedrooms
- Spacious Four Piece Bathroom
- Landscaped Gardens
- Large Block Paved Driveway
- Cul-de-Sac Location





## Summary

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ECCLESBOURNE SCHOOL CATCHMENT AREA - OPEN PLAN LIVING DINING KITCHEN - A most impressive, extended three double bedroom detached family home off Ford Lane and close to Allestree Park.

This superb property has undergone a comprehensive scheme of improvement and has been presented to a most stylish standard throughout. The superb open plan living dining kitchen offers beautiful contemporary units, pantry cupboard, integrated appliances, central dining island and bi-folding doors giving access to the rear garden.

The property has recently had re-fitted upvc double glazed windows, gas central heating and in brief comprises: entrance hallway, stylish extended lounge, inner hallway, contemporary wc, home office and superb extended open plan living dining kitchen.

The first floor landing leads to three double bedrooms and a most spacious contemporary bathroom with white four piece suite.

Outside the property has block paved driveway providing ample off road parking and there is a pathway access to the side leading to a most attractive and low maintenance rear garden with low level gravelled area with steps leading up to a raised level artificial lawn area with raised level planting beds with railway sleeper boundaries. Further steps lead to a raised level patio area with a timber framed shed and a timber framed summerhouse with double opening glass panelled doors.

# F&C

## THE LOCATION

The property is located in the desirable suburb of Allestree and is in the noted Ecclesbourne School catchment. The location provides easy access to Park Farm shopping centre and an excellent range of amenities, schooling at all levels, regular bus service easy access to the A38 and A52 as well as Derby City Centre.

## ACCOMMODATION

### GROUND FLOOR

#### Porch

Entrance door provides access to porch with further door to large lounge.

#### Large Lounge

22'4" x 10'9" (6.81 x 3.28)

With central heating radiator, tv points, double glazed window to front elevation and door to inner hallway.



#### Inner Hallway

With staircase leading to first floor, useful storage cupboard with sensor lighting, further door to fitted guest cloakroom and access into open plan living kitchen/dining room.

#### Fitted Guest Cloakroom

With a suite comprising low flush WC, wash handbasin and internal door with sensor lighting.

## Fabulous Open Plan Living Kitchen/Dining Room

18'11" x 15'8" (5.77 x 4.79)

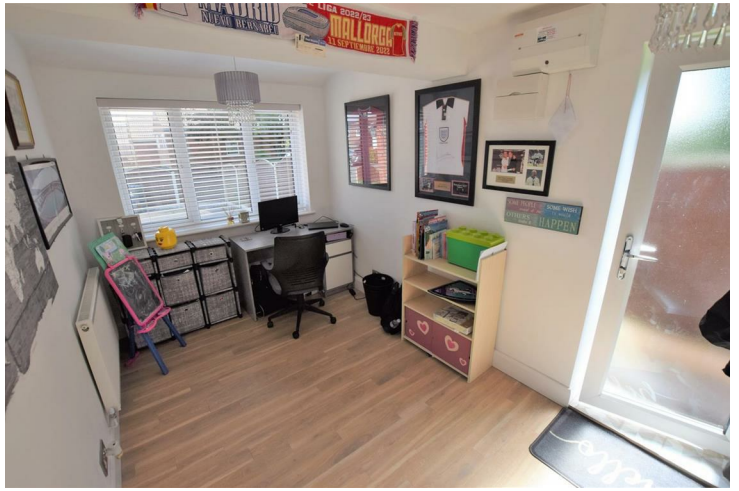
A most impressive addition to the accommodation is this light and airy room courtesy of Velux windows and bi-folding doors to the rear garden, the centre piece being a wood topped breakfast bar with inset sink unit and mixer tap, seating, further matching wood preparation surfaces with tiled surrounds, inset induction five ring hob with stylish extractor hood over, Neff built-in double oven and grill, integrated fridge/freezer, most useful pantry cupboard with sensor lighting, integrated dishwasher, plumbing for automatic washing machine and tiled floor with underfloor heating.



### Study/Occasional Fourth Bedroom

11'6" x 7'9" (3.52 x 2.37)

With central heating, radiator, tv point, double glazed window to front and door to side with outside light.



## FIRST FLOOR

### Landing

With double glazed window to side, access to roof space and doors giving access to all bedrooms and family bathroom.

### Roof Space

With power and lighting, useful fully boarded storage space with built-in shelving and access to Worcester Bosch boiler.

### Bedroom One

13'6" x 10'7" (4.13 x 3.25)

With central heating radiator, built-in wardrobe and double glazed window to front.



### **Bedroom Two**

10'9" x 10'8" (3.28 x 3.27)

With central heating radiator, fitted wardrobe and double glazed window to rear.



### **Bedroom Three**

9'10" x 8'3" (3.01 x 2.53)

With central heating radiator and double glazed window to front.



### **Family Bathroom**

8'4" x 8'0" (2.55 x 2.46)

With a white suite comprising low flush WC, pedestal wash handbasin, walk-in shower cubicle, separate corner bath with shower attachment, towel radiator, underfloor heating and double glazed window to rear.

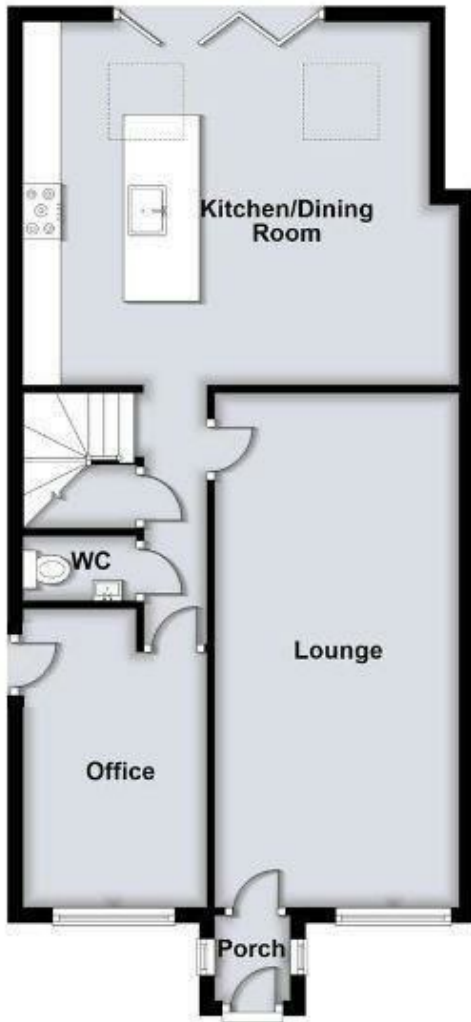


## OUTSIDE

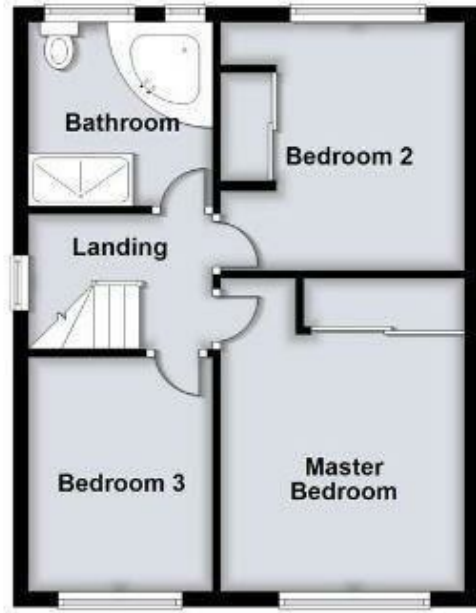
The property benefits from an extensive driveway to the front providing ample off road parking with electric car charging point and double opening metal gates giving access to the rear garden. To the rear of the property is a low maintenance tiered garden with lower level gravelled area, multiple power points and outside cold water tap. Steps lead to an upper level which benefits from artificial lawn for ease of maintenance and the top tier has hard standing suitable for a timber shed/summer house. The garden is bound by closed slat timber fencing and offers a high degree of privacy.



Council Tax band C - Derby



**First Floor**  
Approx. 43.4 sq. metres (467.1 sq. feet)







Duffield Office

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duffield@fletcherandcompany.co.uk

Derby Office

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Millennium Way  
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DE24 8LZ

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23 Cuckmere Close  
Allestree  
Derby  
DE22 2UF

Council Tax Band: C  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	