



5 Bed House - Detached

528 Duffield Road, Allestree, Derby DE22 2DL

Offers Around £695,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Spacious Detached Home - 2, 354 Sq. ft
- Ecclesbourne School Catchment Area
- Lounge & Play Room/Double Bedroom Five
- Stunning Kitchen/Dining with Snug/Family Room
- Four Double Bedrooms & Three Bathrooms
- Landscaped Gardens with Sun Patio
- Large Block Paved Driveway & Large Integral Garage
- A Short Walk To Beautiful Allestree Park
- Fast Access To Duffield, Darley Abbey, Derby, A38 & A52
- Well Presented Property - Viewing Recommended

ECCLESBOURNE SCHOOL CATCHMENT AREA - A beautiful five bedroom, three bathroom detached home with landscaped gardens, large driveway and garage occupying a much sought after residential area close to Allestree Park. Easy access to Duffield, Darley Abbey and Derby.

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

Porch

With entrance door, tiled flooring and double glazed door opening into entrance hall.

Entrance Hall

13'5" x 6'3" (4.11 x 1.92)

With Porcelanosa tiled flooring with underfloor heating, staircase leading to first floor and smoke alarm.

Lounge or Study

13'2" x 12'7" (4.02 x 3.86)

With underfloor heating, high ceilings, double glazed window to front, double glazed bay window to side and internal oak veneer door with chrome fittings.



Play Room/Double Bedroom Five

13'1" x 11'8" (4.00 x 3.58)

With underfloor heating, high ceilings, double glazed window and internal oak veneer door with chrome fittings.



Snug/Family Room

13'3" x 12'9" (4.05 x 3.90)

With Porcelanosa tiled flooring with underfloor heating, high ceilings, double glazed bay window to side and open square archway leading into living kitchen/dining room.



Dining Area

13'3" x 11'10" (4.06 x 3.62)

With Porcelanosa tiled flooring, high ceilings, spotlights to ceiling, under-stairs storage cupboard and open space leading into kitchen area and snug/family room area.



Kitchen Area

24'3" x 11'10" (7.40 x 3.62)

With inset stainless steel sink unit with chrome mixer tap, a good range of fitted storage cupboards providing comprehensive storage with attractive Quartz worktops, the continuation of the Quartz worktops forming a useful breakfast bar area, Neff ceramic hob with Neff extractor hood over, Neff electric fan assisted oven, Neff combination microwave oven with warming plate drawer, integrated large Hisense fridge, integrated AEG dishwasher, built-in wine cooler, matching Porcelanosa tiled flooring with underfloor heating, high ceiling, spotlights to ceiling and double glazed bi-folding doors opening onto sun patio and rear garden.



Inner Hallway

6'3" x 4'6" (1.92 x 1.38)

With matching Porcelanosa tiled flooring with underfloor heating and built-in cupboard.

Shower Room

6'9" x 5'7" (2.08 x 1.71)

With walk-in double shower enclosure with chrome fittings including shower, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, tiled splash-backs, tiled flooring with underfloor heating, electric heated chrome towel rail/radiator, spotlights to ceiling, double glazed obscure window and internal oak veneer door with chrome fittings.



Utility

10'11" x 5'9" (3.33 x 1.77)

With inset stainless steel sink unit with chrome mixer tap, matching Quartz worktops, fitted base cupboards and drawers, plumbing for automatic washing machine, matching Porcelanosa tiled flooring with underfloor heating, double glazed window, double glazed rear door giving access to garden, integral door giving access to large garage and integral door giving access to boiler/plant room.



Boiler/Plant Room

5'8" x 2'11" (1.75 x 0.89)

With high efficiency hot water cylinder and central heating boiler.

First Floor

Landing

With attractive balustrade, radiator, double glazed Velux window to front, smoke alarm and access to roof space.

Double Bedroom One

16'11" x 11'10" (5.18 x 3.62)

With high ceiling, spotlights to ceiling, double glazed window incorporating double glazed door with glass Juliet style balcony, radiator and internal oak veneer door with chrome fittings.



Walk-In Wardrobe

5'6" x 3'10" (1.68 x 1.19)

With oak veneer door.

En-Suite

9'1" x 6'6" (2.79 x 2.00)

With double shower cubicle with chrome fittings including shower, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, tiled splash-back, tiled flooring, illuminated mirror, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed Velux style window and internal oak veneer door with chrome fittings.



Double Bedroom Two

13'4" x 10'3" (4.07 x 3.14)

With radiator, spotlights to ceiling, double glazed dormer window with aspect to front and internal oak veneer door with chrome fittings.



Double Bedroom Three

11'10" x 11'1" (3.61 x 3.40)

With radiator, spotlights to ceiling, double glazed window to side, double glazed dormer window to front and oak veneer door with chrome fittings.



Double Bedroom Four

12'9" x 8'3" (3.90 x 2.54)

With radiator, spotlights to ceiling, double glazed window to side, double glazed Velux window to rear and internal oak veneer door with chrome fittings.



Family Bathroom

8'1" x 7'10" (2.47 x 2.39)

With bath with chrome fittings with chrome shower over and shower screen door, fitted washbasin with fitted base cupboards underneath, low level WC, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed Velux window and internal oak veneer door with chrome fittings.



Pleasant Garden

There is a very pleasant, level, generous sized enclosed rear garden laid to lawn with sun patio and artificial turf area, ideal for young children. The garden is nicely enclosed by fencing with side access gate and enjoys a warm sunny aspect.



Large Driveway

A large block paved driveway provides car standing spaces for approximately seven/eight cars.



Large Integral Garage

With concrete floor, power and lighting, electric up and over front door, very useful boarded roof space with loft ladder providing good storage and integral door giving access to property.

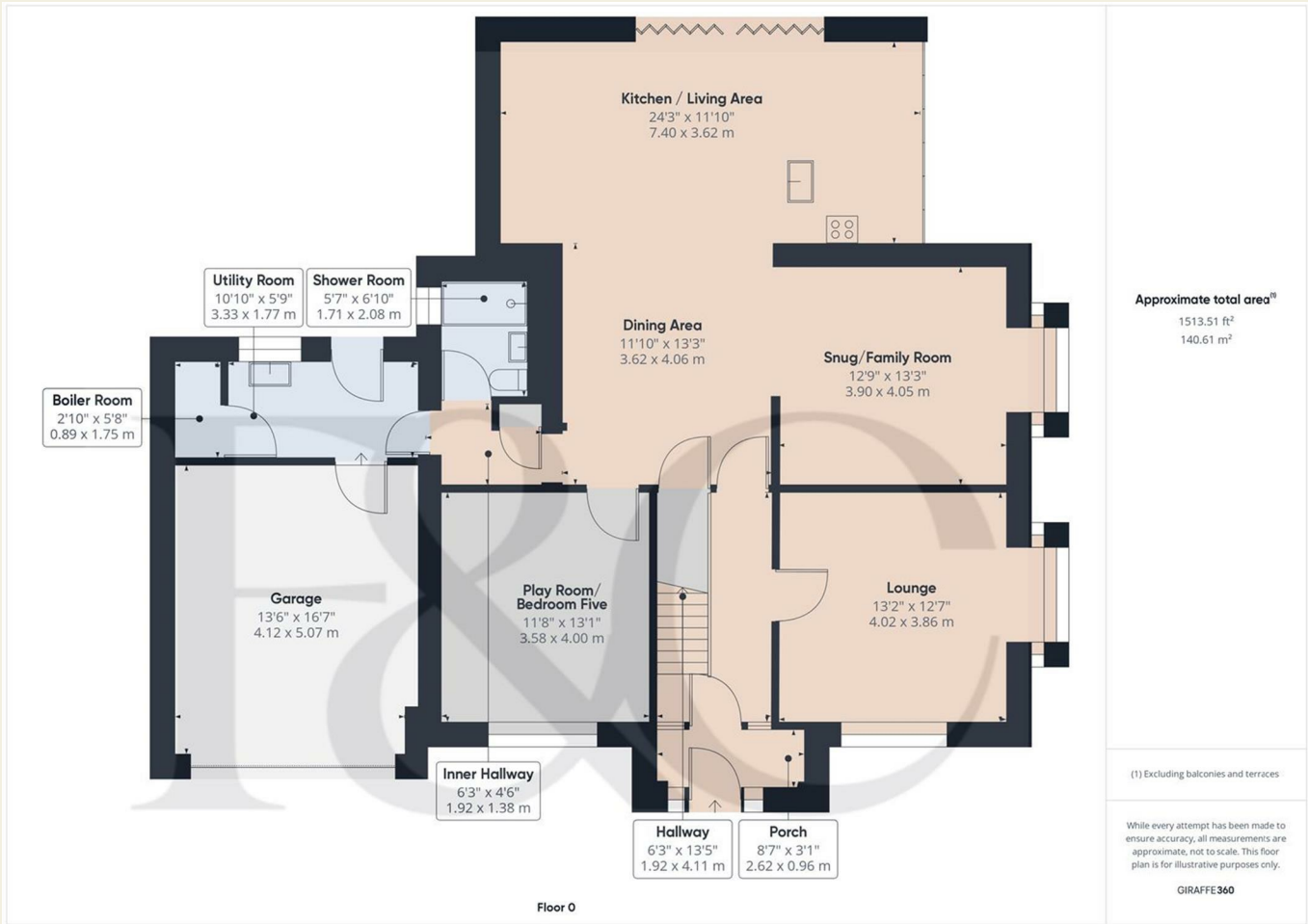


Additional Double Garage Space

To the front of the property is potential for a further single or double garage (subject to planning permission).

Council Tax Band F - Derby





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Approximate total area⁽¹⁾

840.83 ft²
78.12 m²

Reduced headroom

49.71 ft²
4.62 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	75	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

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