



3 Bed House - Detached

Highfield, 5 Derwent Avenue, Allestree, Derby DE22 2DP

Price £375,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Attractive 1920's Built Detached Property of Style & Character
- Ecclesbourne School Catchment Area
- Potential to Extend (Subject to Planning Permission)
- Spacious Entrance Hall & Attractive First Floor Landing
- Lounge with Bay Window
- Fitted Kitchen & Separate Dining Room
- Three Double Bedrooms & Fitted Family Bathroom
- Private Gardens with Outside Brick Store
- Blocked Paved Driveway & Detached Garage
- Easy Access To Both Allestree Park & Darley Park

ECCLESBOURNE SCHOOL CATCHMENT AREA – A highly appealing, three double bedroom detached property of style and character, located off Duffield Road within walking distance of beautiful Allestree Park – No Chain Involved.

The property is well maintained throughout and in brief, the gas central heated and double glazed living accommodation consists on the ground floor, storm brick pillar porch, spacious entrance hall with split-level staircase leading to first floor, under-stairs storage/potential cloakroom, lounge with bay window, separate dining room with French doors opening onto private rear garden and fitted kitchen. The spacious first floor landing leads to three genuine double bedrooms and a fitted family bathroom in white with shower.

The property is set back from the pavement edge behind a neatly kept fore-garden with brick retaining wall, lawn, gravelled beds and neatly kept privet hedges.

To the rear of the property is a private enclosed rear garden laid to lawn with patio and side access gate. Outside brick built shed.

A block paved driveway provides car standing spaces with electric car charging point and leads to a detached garage with power and lighting.

The Location

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.

Accommodation

Ground Floor

Storm Pillar Porch

With black and white Minton tiled flooring, light and panelled entrance door opening into entrance hall.



Spacious Entrance Hall

12'8" x 6'11" (3.88 x 2.12)

With oak flooring, deep skirting boards and architraves, high ceilings, picture rail, radiator and attractive split-level staircase with balustrade leading to first floor.



Under-Stairs Storage/Potential Cloakroom

6'11" x 2'9" (2.12 x 0.86)

Providing storage with shelving, quarry tiled flooring and stripped internal panelled door.

Lounge

12'2" x 13'6" (3.71 x 4.14)

With chimney breast incorporating display fireplace, oak flooring, deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, picture rail, bay radiator, double glazed bay window with aspect to front and internal stripped panelled door.



Dining Room

12'5" x 11'11" (3.80 x 3.64)

With chimney breast, oak wood flooring, deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, picture rail, double glazed French doors opening onto private garden and internal stripped panelled door.



Kitchen

14'0" x 9'6" (4.27 x 2.92)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with fitted worktops, electric cooker with extractor hood, plumbing for automatic washing machine, plumbing for dishwasher, tiled effect flooring, wall mounted Worcester boiler, deep skirting boards and architraves, high ceiling, radiator, double glazed window to rear, double glazed door giving access to private rear garden and stripped internal panelled door.



First Floor Landing

10'4" x 6'10" (3.17 x 2.10)

With deep skirting boards and architraves, high ceiling, picture rail, radiator, access to roof space and double glazed window with aspect to side with fitted blind.



Double Bedroom One

13'5" x 12'0" (4.09 x 3.68)

With oak wood flooring, chimney breast, deep skirting boards and architraves, high ceiling, picture rail, radiator, two double glazed windows both having fitted blinds to side, double glazed window with aspect to front and stripped internal panelled door.



Double Bedroom Two

12'5" x 11'11" (3.80 x 3.64)

With oak wood flooring, deep skirtings and architraves, high ceiling, picture rail, radiator, double glazed window with fitted blind and aspect to side, double glazed window with aspect over rear garden, chimney breast and internal stripped panelled door.



Double Bedroom Three

10'0" x 8'9" (3.05 x 2.68)

With oak wood flooring, chimney breast, deep skirting boards and architraves, high ceiling, built-in cupboard, radiator, double glazed window to side with fitted blind, double glazed window overlooking rear garden and internal stripped panelled door.



Family Bathroom

8'5" x 6'3" (2.58 x 1.91)

With bath with Mira shower over and shower screen door, pedestal wash handbasin, low level WC, tiled splash-backs, tiled effect floor, heated chrome towel rail/radiator, two double glazed obscure windows and internal stripped panelled door.



Roof Space

Accessed via a loft ladder with boards for storage, light and offers potential for loft conversion (subject to planning permission).

Front Garden

The property is nicely set back from the pavement edge behind a low maintenance fore-garden with attractive brick wall and block paved pathway leading to the charming storm porch and entrance door. The fore-garden consists of lawn, gravelled beds and neatly-kept privet hedge.



Side Access

To the right-hand side of the property is a side gate with paving slabs providing storage for wheelie bins or shed space and cold water tap.



Rear Garden

To the rear of the property is a very pleasant private garden laid to lawn with a varied selection of shrubs, plants, trees and paved patio. Outside brick built shed with power and lighting.



Brick Built Shed

6'8" x 3'4" (2.04 x 1.02)

Power and light connected. (currently housing the tumble dryer)



Driveway

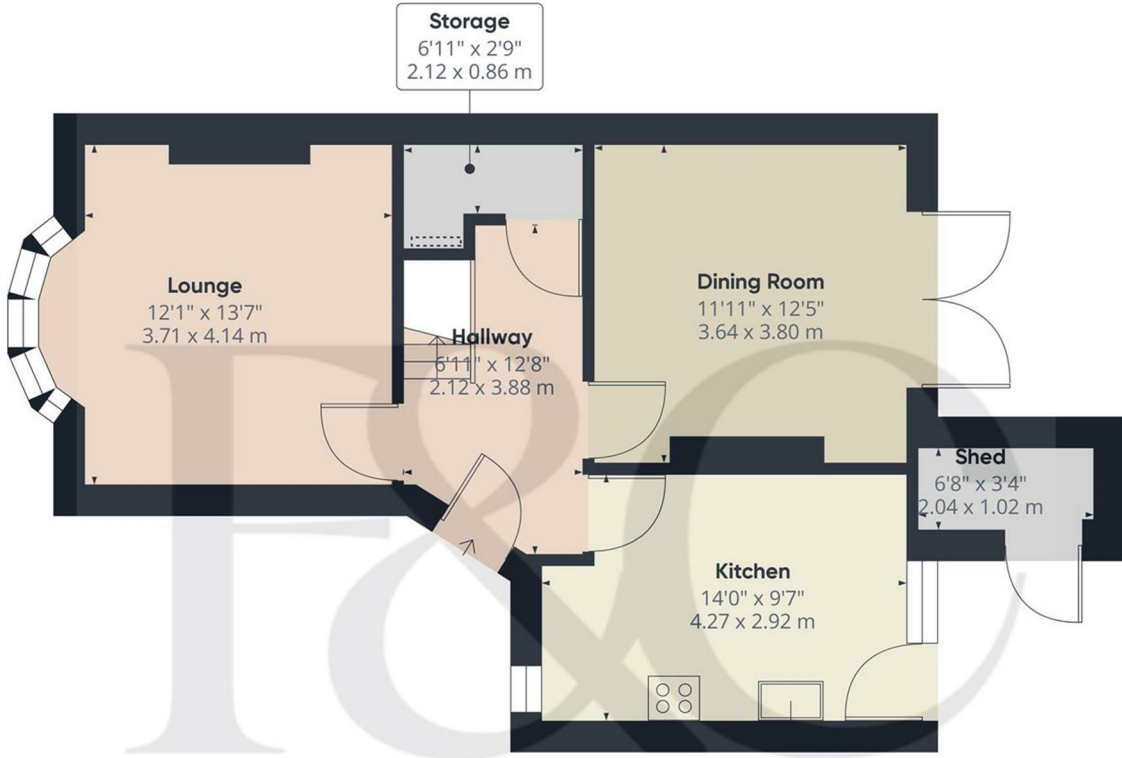
A blocked paved driveway provides car standing spaces with electric car charging point.

Detached Garage

With power and lighting, up and over metal front door, rear personnel door and rear window.



Council Tax Band D



Floor 0 Building 1

Approximate total area⁽¹⁾
 578.35 ft²
 53.73 m²

Reduced headroom
 1.03 ft²
 0.1 m²

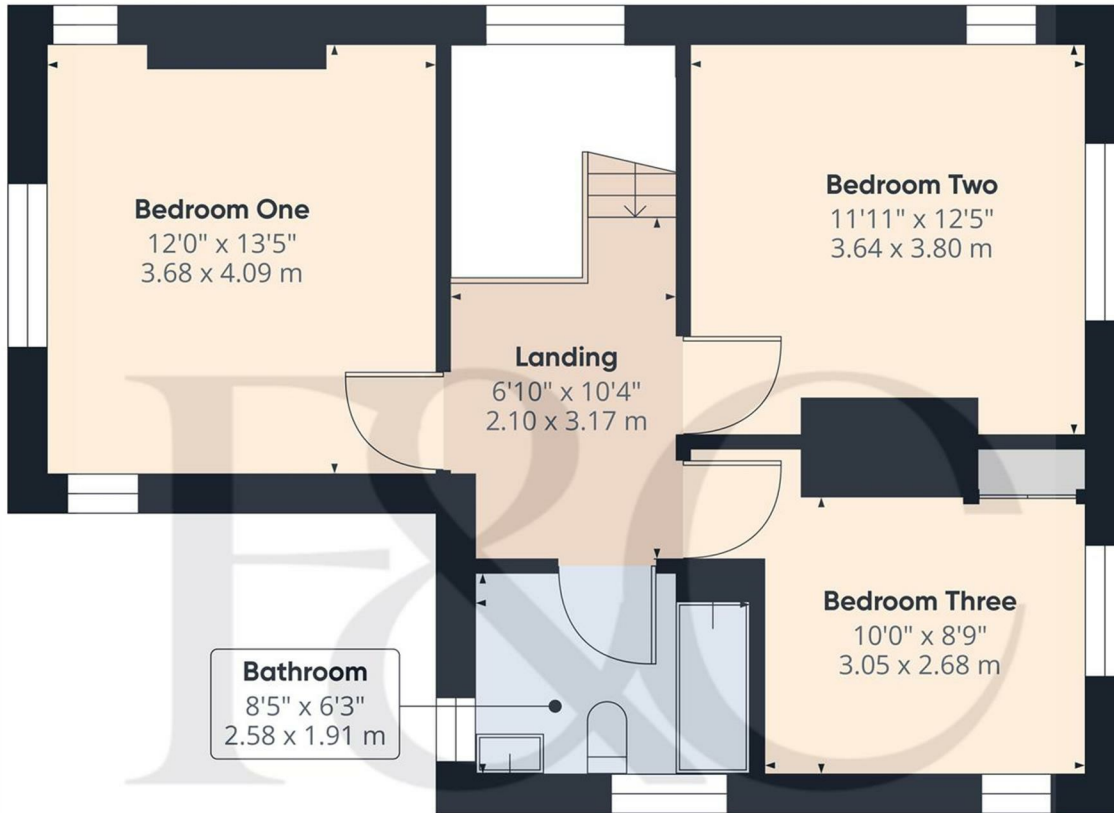
(1) Excluding balconies and terraces

☐ 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 Building 1

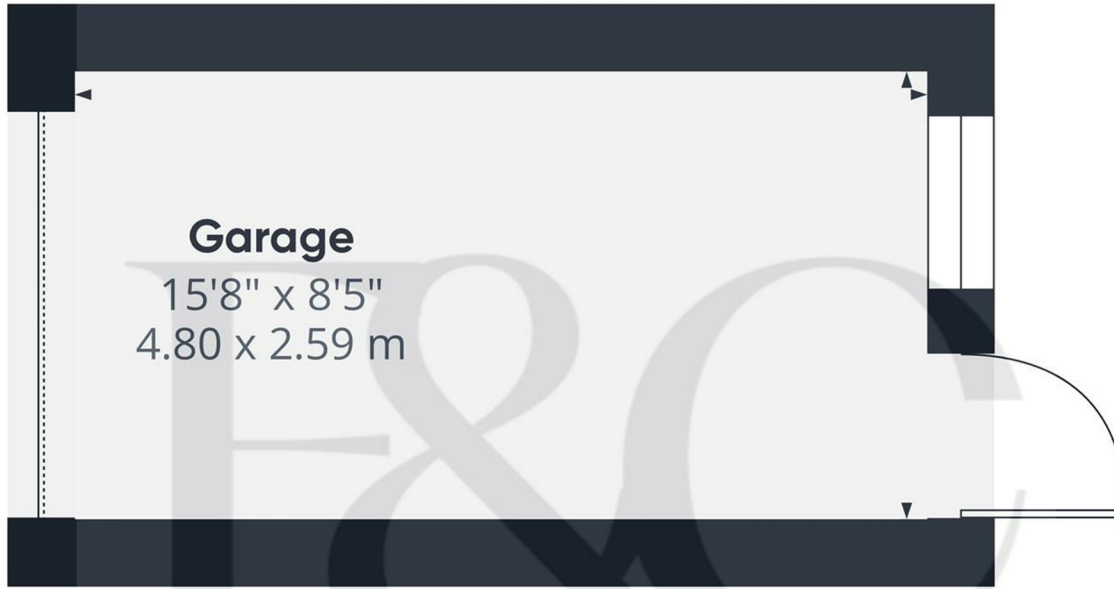
Approximate total area⁽¹⁾
526.94 ft²
48.95 m²

(1) Excluding balconies and terraces

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Approximate total area¹⁾
 133.63 ft²
 12.41 m²

(1) Excluding balconies and terraces

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Floor 0 Building 2

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> | | |
| | 61 | 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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