



3 Bed Bungalow - Detached

20 Windrush Close, Allestree, Derby DE22 2UG

Offers Around £415,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Extended and Spacious Detached Bungalow
- Cul-de-Sac Location
- Close To Good Amenities & Allestree Park
- Spacious Lounge
- Superb Living Kitchen/Dining Room
- Separate Utility Room
- Three Bedrooms & Two Bathrooms
- Private Landscaped Gardens with Summerhouse
- Large Sweeping Block Paved Driveway & Garage Space
- No Chain Involved - Ecclesbourne School Catchment Area

EXTENDED BUNGALOW IN CUL-DE-SAC - A three bedroom, two bathroom detached bungalow, occupying this delightful cul-de-sac location having the benefit of a large driveway and private garden.

In brief the property comprises: entrance hall, spacious lounge, superb open plan living kitchen/dining room, separate utility room, three bedrooms and two bathrooms.

Outside there is a large block paved frontage offering an extensive off road parking for a good number of vehicles. Space for garage and further extension subject to planning permission.

A private landscaped garden comprising two patio seating areas, lawn, shrubbery and a timber framed summer house with power and light.

Offered for sale with No Chain Involved.

The Location

The property occupies a very sought after mature residential location only a short walk away from the delightful Allestree Park and Lake. With Ecclesbourne School Catchment area in Duffield.

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.

Storm Porch

Block paved step, access to gas and electric meters and UPVC double glazed panelled door into the entrance hall.

Entrance Hall

19'1" reducing to 4'9" x 8'5" (5.84m reducing to 1.45m x 2.59m)

Telephone point, radiator, oak-effect Karndean Parquet flooring and panelled doors giving access to the cloaks cupboard.

Coats Cupboard

Lounge

19'7" x 12'9" reducing to 8'7" (5.97m x 3.89m reducing to 2.62m)

Feature gas fireplace with glass front and limestone frame, TV and telephone points, two radiators, coving to ceiling and UPVC double glazed bay window.



Living Kitchen/Dining Room



Dining Area

19'7" x 9'10" (5.97m x 3.02m)

Oak-effect Karndean Parquet flooring, radiators, UPVC double glazed sliding patio doors giving access to the rear garden, UPVC double glazed door to the rear patio, UPVC double glazed window to the side, recessed LED down-lighters, built-in dining island with base cupboards and drawers, integrated Neff dishwasher, granite work surfaces, under-mounted ceramic sink with chrome mixer tap and open archway access into the kitchen area.



Kitchen Area

8'2" x 7'8" (2.51m x 2.34m)

Wall, base and drawer units with brushed stainless steel handles, waste disposal, granite work surfaces and matching splash-backs, integrated Neff halogen four ring hob and electric double oven/grill, fridge/freezer, kick board lighting, worktop lights, continuation of the Karndean Parquet flooring and recessed LED down-lighters.



Utility Room

7'6" x 5'4" (2.29m x 1.63m)

Fitted with a range of storage units with roll edge laminated work surfaces and tiled splash backs, sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, heated towel rail and UPVC double glazed door giving access to the rear garden.

Bedroom One

12'11" x 11'6" (3.94m x 3.53m)

Built-in sliding door wardrobes, radiator and UPVC double glazed window.



En-Suite

7'1" x 6'11" (2.16m x 2.11m)

Vanity unit with corner wash hand basin, concealed cistern low level w.c. walk-in shower area with drainage and Aqualisa shower controls, porcelain tiled walls and floor, extractor fan, recessed halogen down-lighters and wall mounted mirror with LED back-light.



Bedroom Two

10'7" x 8'5" (3.25m x 2.59m)

Built-in wardrobe, radiator, coving to ceiling and UPVC double glazed window.



Bedroom Three

8'5" x 8'2" (2.59m x 2.49m)

Radiator, coving to ceiling and UPVC double glazed window.



Shower Room

7'6" x 6'0" (2.31m x 1.85m)

Villeroy & Boch concealed cistern w.c. ceramic sink with mixer tap and vanity drawer below, walk-in shower enclosure with chrome hand rail and recessed shower controls, porcelain tiled walls and flooring, ladder-style towel rail, LED back-lit mirror, shaver point, recessed LED down-lighters, extractor fan and UPVC obscured glazed window.



Roof Space

With loft ladder, boards, light and insulation.

Private Garden

To the rear of the property the enclosed rear garden has a paved patio area with step leading up to a raised level seating area, timber framed summer house, well stock planting borders, cold water tap and extensive lawn which is retained by railway sleepers. Front and rear security lights.



Summerhouse

Timber framed summerhouse with double opening glazed doors, power and light.



Large Driveway

There is an extensive block paved driveway which provides off-road car standing for multiple vehicles.



Garage Space

To the front of the property is potential to attached a garage (subject to planning permission)

Council Tax - D

Derby City

Ground Floor

Approx. 100.3 sq. metres (1079.4 sq. feet)



Total area: approx. 100.3 sq. metres (1079.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan. The measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by any prospective purchaser as a guide to the layout.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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