

# Fletcher & Company

## 22

Waveney Close, Allestree, Derby, DE22

Offers Around £350,000 Freehold



- Beautiful Detached Property
- Ecclesbourne School Catchment Area
- Lounge
- Living Kitchen with Garden Room
- Large Utility Room ( part of the former garage )
- Three Double Bedrooms & Family Bathroom with Four Piece Suite
- Well Established Garden
- Driveway
- Quiet Cul-de-Sac location off Ford Lane
- Close To Allestree Park





## Summary

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ECCLESBOURNE SCHOOL CATCHMENT AREA - A superbly presented three double bed roomed detached residence occupying a quiet cul-de-sac location and close to Allestree Park.

The property benefits from double glazing and gas central heating with entrance hall, spacious lounge with feature fireplace, dining kitchen with garden room off, inner hallway leading to utility, the first floor landing leads to three double bedrooms and bathroom with four piece suite in white.

The property is set back behind a good sized driveway providing off-road parking and access to a small storage section (part of the former garage) To the rear of the property is a private and well established garden with decked entertaining/seating areas as well as well stocked borders and artificial lawn.

# F&C

## The Location

The property is in Ecclesbourne School catchment area and also gives easy access to a choice of primary schools in Allestree and Darley Abbey. Within easy reach there are shops along the A6, Blenheim Parade and Park Farm shopping centre. It also offers easy access A38 as well as Allestree Park and lake.

## Accommodation

### Ground Floor

#### Entrance Hall

5'8" x 3'10" (1.74 x 1.17)

A panelled entrance door with two sealed unit, double glazed insets provides access to hallway with engineered oak flooring, double glazed window to side and multi-paned door to lounge.

#### Lounge

15'10" x 10'9" (4.85 x 3.29)

With beautiful feature fireplace with decorative surround and raised tiled hearth, open cast iron fire grate, stylish floor to ceiling central heating radiator, engineered oak floor covering, double glazed window to front and twin multi-paned doors to open plan L-shaped living space.



### **Open Plan L-Shaped Living Space**

8'9" x 8'3" (2.68 x 2.52)

Comprising dining area with stylish floor to ceiling radiator, porcelain tiled floor with under floor heating and opening into the kitchen.



### **Fitted Kitchen**

9'10" x 8'2" (3.01 x 2.49)

With granite effect preparation surface, tiled surrounds, inset one and a half stainless steel sink unit, gloss finish base cupboards and drawers, complimentary wall mounted cupboards, inset four plate Neff gas hob, Zanussi double oven with grill, appliance space suitable for fridge freezer, integrated dishwasher, continuation of the porcelain tiled floor and double glazed window to rear.



### **Garden Room**

12'0" x 11'6" (3.67 x 3.51)

A fabulous room positioned off the dining kitchen with the continuation of the porcelain tiled floor, recessed ceiling spotlighting, double glazed windows to three elevations and matching french doors giving access to the garden.



### **Inner Lobby**

5'9" x 5'0" (1.76 x 1.53)

With period style central heating radiator, engineered oak floor covering, staircase to first floor and understairs storage cupboard.

### Useful Utility Room

11'8" x 8'6" (3.56 x 2.61)

With granite effect worktop, inset stainless steel sink unit, storage cupboards, appliance spaces suitable for washing machine and tumble dryer and wall mounted gas fired boiler.

### First Floor

#### Landing

6'3" x 3'0" (1.93 x 0.93)

A semi-galleried landing with painted wooden balustrade.

#### Double Bedroom One

13'6" x 10'9" (4.14 x 3.30)

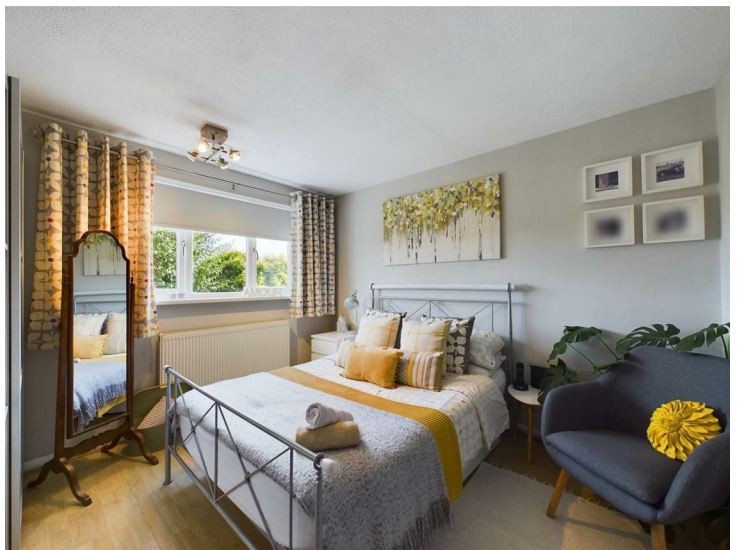
With central heating radiator and double glazed window to front.



#### Double Bedroom Two

10'9" x 10'8" (3.28 x 3.26)

With central heating radiator and double glazed window to rear.



### **Double Bedroom Three**

9'9" x 8'2" (2.98 x 2.51)

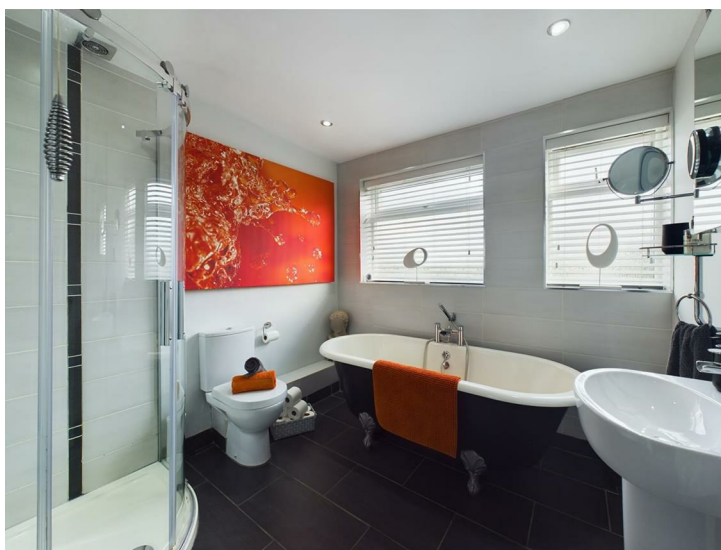
With central heating radiator and double glazed window to front.



### **Bathroom**

8'3" x 8'2" (2.53 x 2.49)

A spacious well fitted bathroom with four piece suite in white comprising low flush WC, pedestal wash handbasin, roll edge claw foot bath with shower attachment, separate shower cubicle, chrome towel radiator, recessed ceiling spotlighting and two double glazed windows to rear.

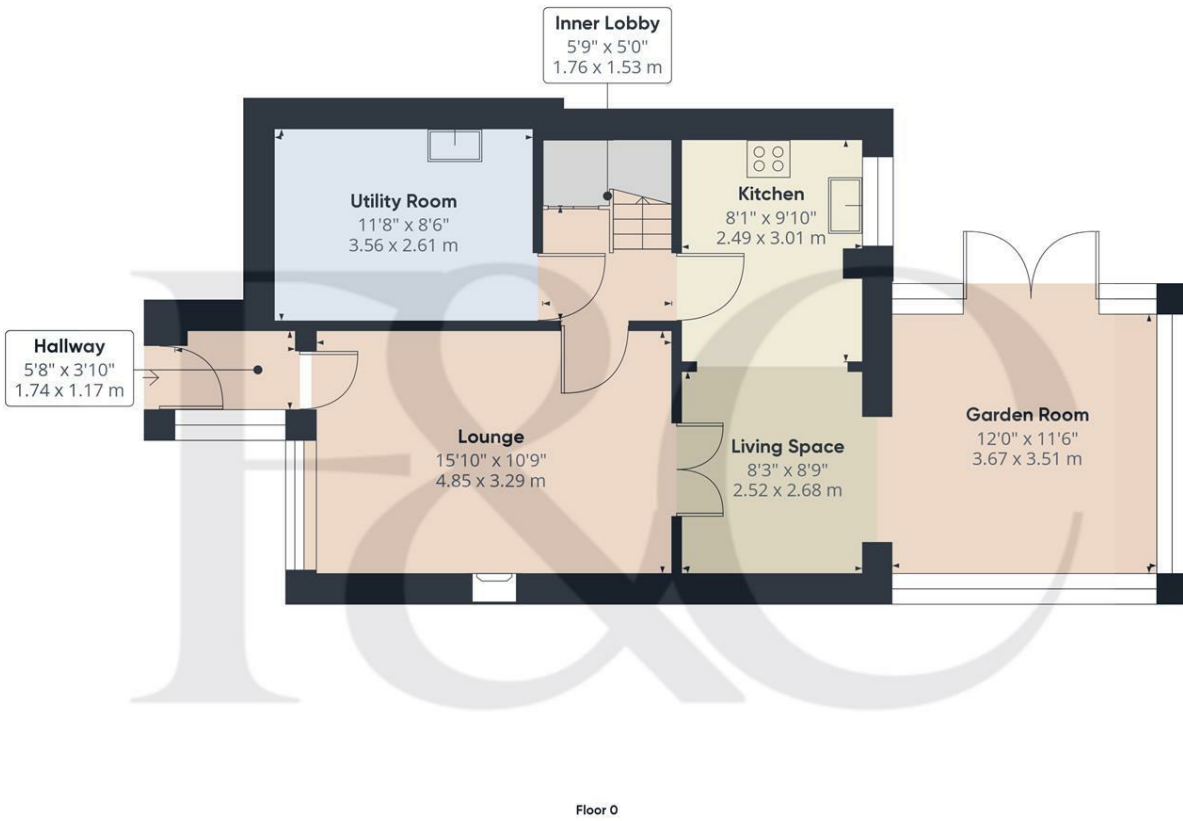


## Outside

To the front of the property is a lawned fore-garden with well stocked borders, further slate chipping border with plants and shrubs and driveway giving access to a front storage section of what was the single garage prior to conversion to create a utility to the rear (Please note this could be easily reinstated back to a standard single garage) To the rear of the property is a raised, decked, seating area with steps down onto a stone pathway featuring a circular artificial lawn creating another seating area surrounded by attractive cobbles and herbaceous borders containing plants, shrubs and mature trees. Timber shed. The garden is surrounded by timber fencing. An access gate to the side leads to the front of the property.



Council Tax Band D

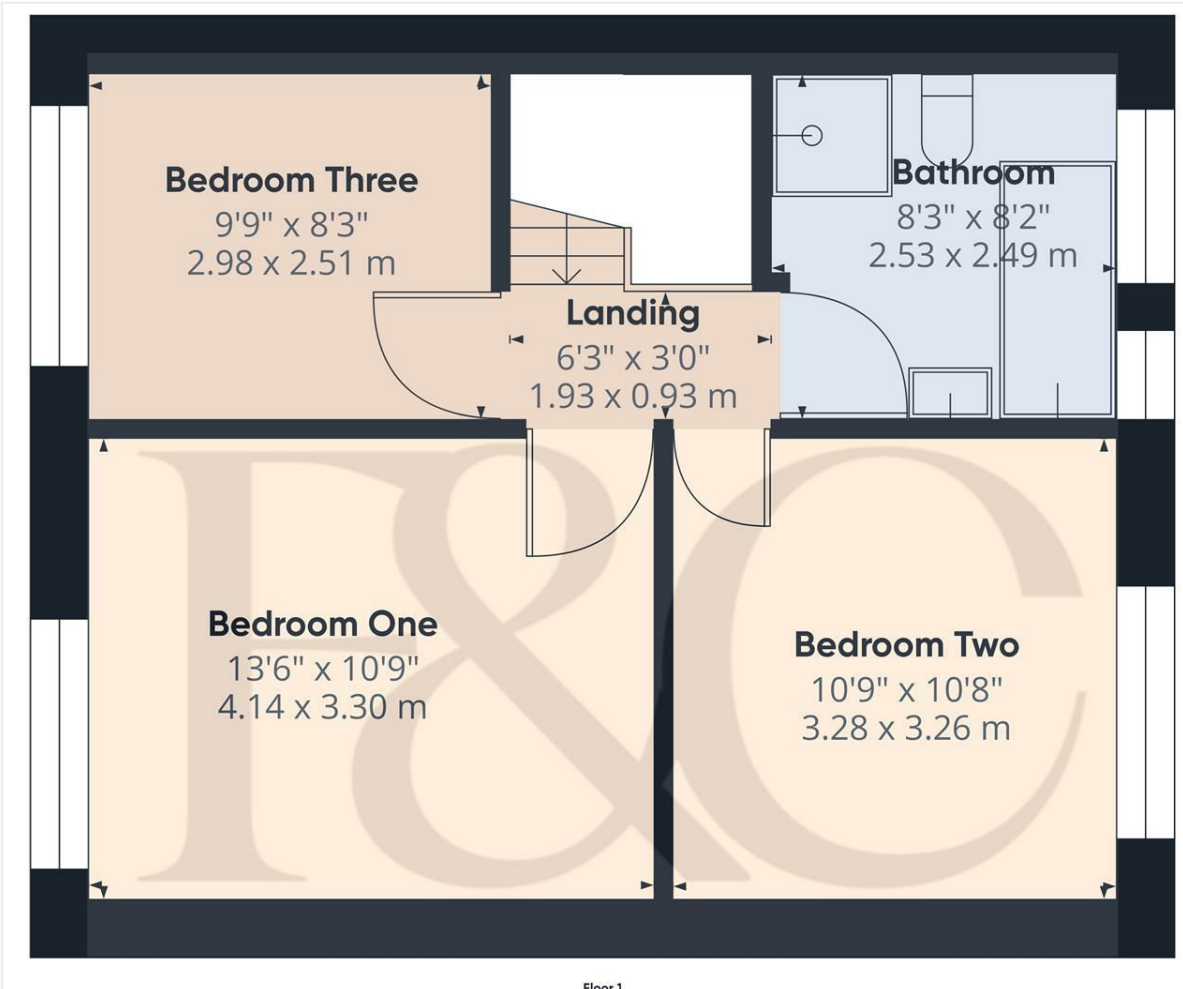


**Approximate total area<sup>(1)</sup>**  
646.05 ft<sup>2</sup>  
60.02 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

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**Approximate total area<sup>(1)</sup>**  
426.47 ft<sup>2</sup>  
39.62 m<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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**Getting there**

22 Waveney Close  
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DE22 2UE

Council Tax Band: D  
Tenure: Freehold



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</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	