

4 Bed House - Detached

81 Derwent Avenue, Allestree, Derby DE22 2DP

Offers Around £419,950 Freehold



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- Spacious Family Detached Property
- Ecclesbourne School Catchment Area
- Potential To Extend (Subject to Planning Permission)
- Spacious Lounge/Dining Room & Family Room
- Breakfast Kitchen
- Four Double Bedrooms
- En-Suite and Family Bathroom
- Large Private Gardens
- Large Driveway, Car-Port
- Single Integral Garage

ECCLESBOURNE SCHOOL CATCHMENT AREA – A spacious four double bedroom detached property with generous garden plot and set within this established cul-de-sac location off Lambourn Drive.

The property offers generous room proportions and potential to extend to the side or rear (subject to planning permission).

The Location

The property occupies a very sought after mature residential location near to Ford Lane which gives easy access to the delightful Allestree Park, Lake, golf course and nature reserve.

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.

GROUND FLOOR

Porch

5'11" x 2'10" (1.82m x 0.88m)

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

Entrance Hall

16'7" x 5'10" (5.07m x 1.79m)

With solid wood flooring, radiator, spotlights to ceiling, staircase leading to the first floor and under-stairs storage cupboard.

Cloakroom

7'10" x 2'11" (2.40m x 0.90m)

In white with WC, fitted washbasin with chrome fittings, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator, double glazed obscure window and internal panelled door with chrome fittings.

Lounge/Dining Room

29'7" x 15'3" (9.03m x 4.65m)

With feature fireplace and raised hearth, solid wood flooring, spotlights to ceiling, coving to ceiling, two radiators, double glazed bay window with deep window sill with aspect to front, internal glazed door, two matching side double glazed obscure windows, glazed door opening into kitchen and glazed door opening into family room.



Family/Garden Room

12'2" x 8'0" (3.72m x 2.46m)

With parquet wood flooring, double glazed sliding patio door opening onto paved patio and good sized rear garden and glazed door opening back into the open plan spacious lounge/dining room.



Breakfast Kitchen

13'4" x 10'11" (4.07m x 3.35)

With 1½ bowl sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with attractive matching worktops, built-in stainless steel four ring gas hob with extractor hood over, built-in stainless steel electric fan assisted oven, integrated dishwasher, space for fridge/freezer, integrated washing machine, integrated fridge, wine rack, tiled flooring, radiator, concealed worktop lights, double glazed window overlooking rear garden and glazed internal door opening into entrance hall.



FIRST FLOOR

Spacious Landing

With built-in storage cupboard and access to roof space via a loft ladder with boards for storage and light.

Double Bedroom

12'5" x 11'2" (3.81m x 3.42m)

With built-in double wardrobe, radiator, double glazed window with aspect to front, double glazed window with aspect to side and internal panelled door.



En-suite

8'3" x 2'5" (2.54m x 0.76m)

In white with separate shower cubicle with shower, fitted wash basin, radiator, fully tiled walls, double glazed obscure window and internal panelled door.

Double Bedroom Two

12'8" x 12'1" (3.88m x 3.70m)

With built-in double wardrobe, radiator, double glazed window with aspect to front and internal panelled door.



Double Bedroom Three

11'0" x 9'0" (3.36m x 2.76m)

With built-in double wardrobe, radiator, double glazed window overlooking rear garden and internal panelled door.



Double Bedroom Four

10'5" x 8'1" (3.18m x 2.47m)

With radiator, double glazed window overlooking rear garden and internal panelled door.



Family Bathroom

9'0" x 7'3" (2.75 x 2.22)

Recently re-fitted in January 2021 with a white four piece suite comprising panelled bath, wash hand basin in vanity unit, low level w.c, separate double shower, modern chrome ladder style heated towel rail, grey wood grain effect laminate flooring, ceramic tiled splash backs, UPVC obscure double glazed window to the rear elevation.



Front Garden & Driveway

The property is set back from the pavement edge behind a lawned fore garden with tree and a tarmac driveway providing car standing spaces for several cars leading to the single integral garage.

Generous Enclosed Rear Garden

The property benefits from a good sized family garden which is not directly overlooked and enjoys a warm sunny aspect. The garden is mainly laid to lawn with paved patio and enclosed by fencing with shrubs and trees providing a screen for privacy.



Car-port

Single Integral Garage

15'7" x 8'0" (4.75m x 2.46m)

With concrete floor, power and lighting, wall mounted Vaillant central heating boiler installed October 2022, double glazed window to side and up and over metal front door.


Council Tax Band E

Derby City




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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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