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3 Bed House - Townhouse

10 Devonshire Court,  
Devonshire Avenue  
Allestree  
Derby  
DE22 2AZ

£1,295 Per Calendar Month

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Fletcher  
& Company



# 10 Devonshire Court, Devonshire Avenue Derby



- Superb Three Storey End Townhouse • Available Immediately and Long Term • Immaculate Property - Show Home Standard • Quality Specification & UPVC Triple Glazing • Entrance Hall, Cloaks WC, Utility Room & Bar/ Entertaining Area • Superb Open Plan Living Room & Kitchen • Three/ Four Bedrooms • Contemporary Bathroom & En-Suite • Small Driveway & Single Garage With Electric Vehicle Charging Point • Enclosed Rear Garden With Artificial Grass And Decking Area

3/4 BEDROOM TOWNHOUSE WITH GARAGE - Available immediately is this truly immaculate three storey end townhouse, presented to a most stylish standard located off the popular Duffield Road, situated between Darley Park and Allestree Park.

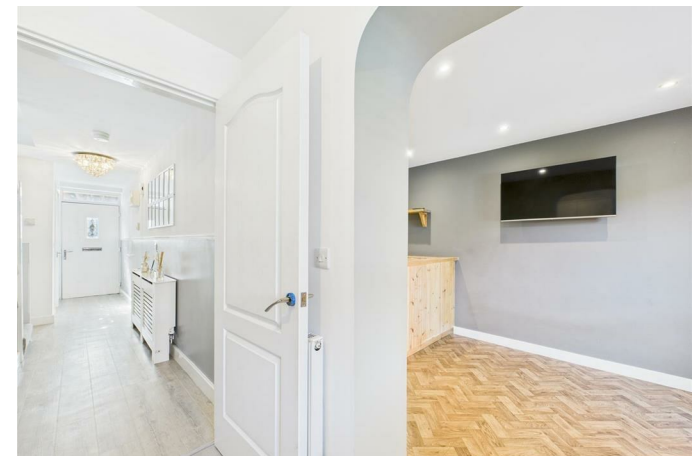
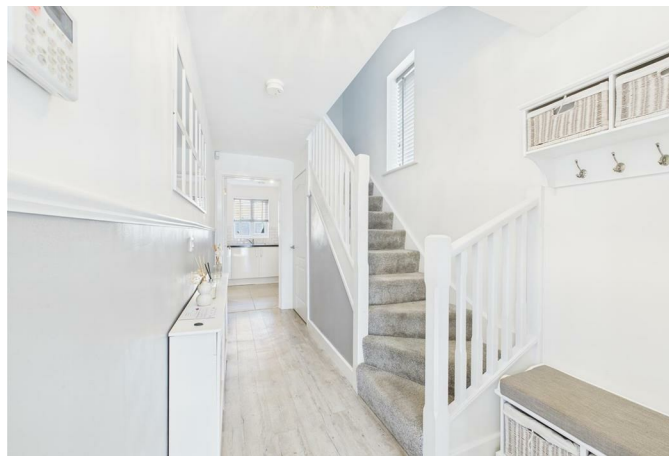
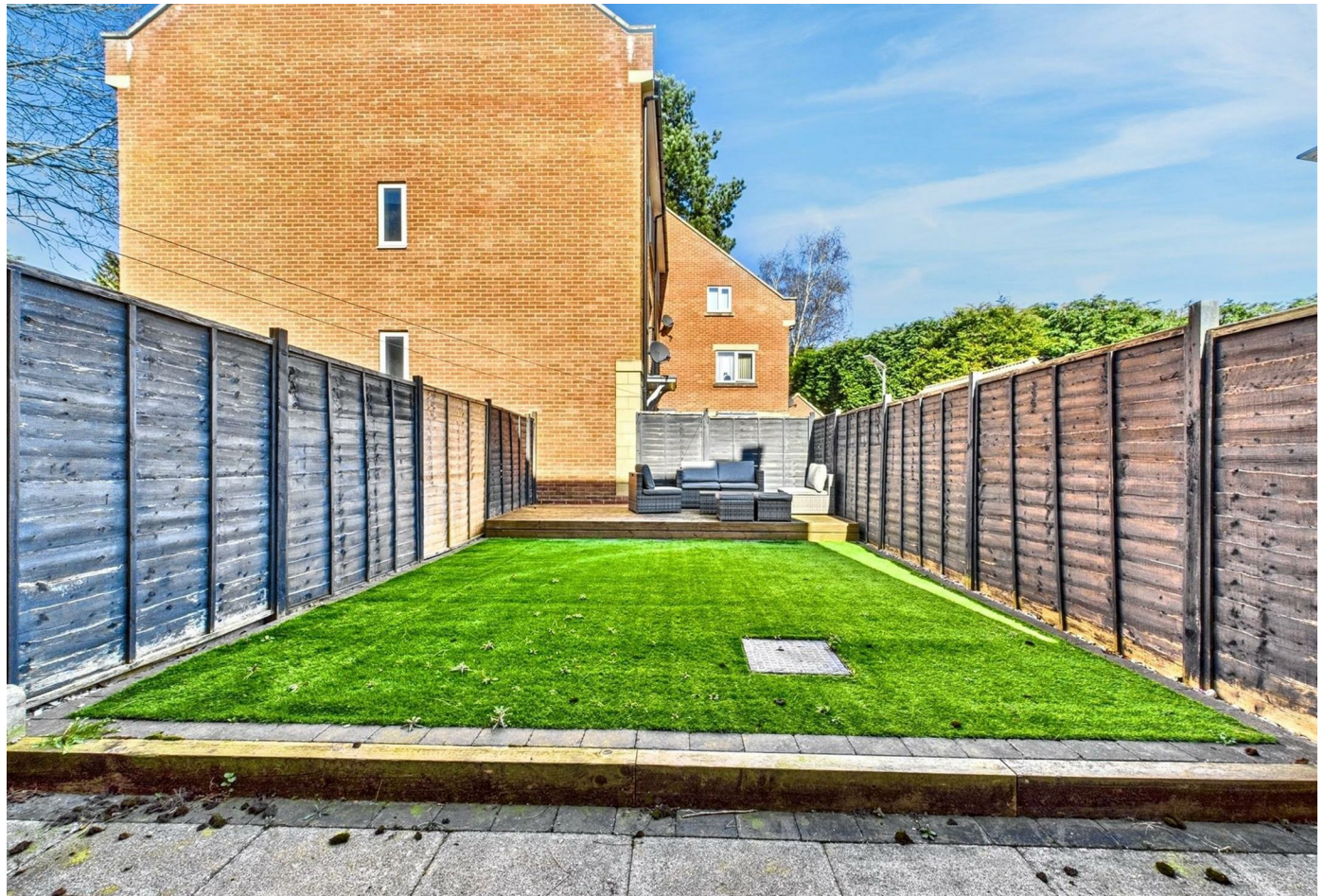
This spacious three/ four bedroom home was constructed in 2016 to a quality specification and really demands an internal inspection to appreciate the high standard of presentation offered by this superb modern contemporary home.

The accommodation has the benefit of UPVC triple glazing, gas central heating, burglar alarm system and in brief comprises: entrance hall, cloakroom wc, well appointed utility room leading to a room that is currently set up as a stylish bar/ entertaining area, but could easily serve as an additional bedroom. The first floor landing gives access to a most spacious open plan living dining area with beautifully appointed kitchen fitted with a range of integrated appliances. The second floor landing leads to three well proportioned bedrooms and contemporary bathroom with the master bedroom also having a beautifully appointed en-suite shower room.

There is a bedframe and two bedside cabinets in the master bedroom, these can be left in the property, or removed if required.

Outside the property has a single width driveway to the front leading to a single garage suitable for storage. There is an enclosed mainly lawned garden to the rear.

The location off Duffield Road gives fast access into Allestree, with its noted Park Farm shopping centre, the village of Duffield, with its excellent amenities including







**LOCATION**

Allestree is approximately 3 miles from the City centre and provides an excellent range of local amenities including the noted Park Farm shopping centre and excellent local school at both Primary and Secondary levels. The property itself is situated close to regular bus services which operate along Duffield Road (A6) and also worthy of note, the property is within walking distance of the noted Park Lane Surgery.

Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park also having a boating and fishing lake, together with Kedleston Golf Course. Darley Park, which is situated close by, offers walks along the River Derwent, café and a spectacular weir with a first class gourmet restaurant known as Darley's.

Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is also convenient for Rolls-Royce, University of Derby, Royal Derby Hospital, Pride Park and Toyota.

**THE ACCOMMODATION**

**Ground Floor**

**Entrance Hallway**

20'11" x 6'5" maximum (6.38m x 1.96m maximum )  
Composite double glazed entrance door with frosted glass panel with leaded effect, built-in door mat, wall mounted electrical fuse box, alarm keypad, UPVC triple glazed windows to either side elevations, staircase to the first floor landing with open spindles and solid wood hand rail, central heating radiator, under-stairs storage cupboard and panelled doors giving access to the utility room and cloakroom.

**Cloakroom WC**

Duravit suite comprising low level w.c and wall mounted wash hand basin with mixer tap, ceramic tiled splash back, central heating radiator, ceramic tiled floor, extractor fan and UPVC obscure triple glazed window to the front elevation.

**Utility Room & Bar/ Entertaining Area**

Wall and base units with square-edge Quartz effect work surfaces, sink drainer unit with mixer tap, metro-style splash backs, ceramic tiled floor, appliance space and plumbing for a washing machine, further low level appliance space (freezer included), wall mounted Worcester Bosch combination boiler, central heating radiator, UPVC triple glazed window to the rear elevation and extractor fan. There is a stylishly placed bar area, that sits perfectly off the utility room and leads out onto the stylish rear garden.

**First Floor Landing**

UPVC triple glazed window to the side elevation, central heating radiator, further staircase to the second floor landing and smoke alarm.

**Superb Open Plan Living Area**

29'8" x 15'7" maximum reducing to 8'9" (9.04m x 4.75m maximum reducing to 2.67m)

**Lounge Area**

TV point, central heating radiator and UPVC triple glazed window to the front elevation and UPVC double glazed inward opening French doors with wrought iron Juliet balcony.

**Dining Area**

Central heating radiator and UPVC triple glazed window to the rear elevation.

**Kitchen Area**

9'9" x 6'5" (2.97m x 1.96m)  
Base units with drawer and cupboard fronts with square-edge black quartz work surfaces over, complementary wall mounted cupboards, integrated electric oven, gas four ring hob with extractor canopy over, metro-style tiled splash backs, 1 and a half bowl sink drainer unit with mixer tap, built-in slimline dishwasher and low level fridge, ceramic tiled floor, plinth fan heater, recess LED down lighters, smoke alarm and UPVC triple glazed window to the rear elevation.

**Second Floor Landing**

UPVC triple glazed window to the side elevation, smoke alarm, loft access and central heating radiator.

**Master Bedroom**

12'4" maximum reducing to 11'2" x 10'5" (3.76m maximum reducing to 3.40m x 3.18m )  
Central heating radiator, UPVC triple glazed window to the front elevation and internal door to the:

**En-Suite Shower Room**

8'11" x 4'1" (2.72m x 1.24m )  
Duravit suite comprising low level w.c., pedestal wash hand basin with mixer tap and single shower cubicle with folding glass screen and wall mounted shower unit, porcelain tiled splash backs, ceramic tiled floor, chrome heated towel rail, extractor fan, recess LED down lighters and UPVC obscure triple glazed window to the front elevation.

**Bedroom Two**

12'11" x 8'9" (3.94m x 2.67m)  
Central heating radiator and UPVC triple glazed window to the rear elevation.

**Bedroom Three**

9'8" x 6'6" (2.95m x 1.98m)  
Central heating radiator and UPVC triple glazed window to the rear elevation.

**Contemporary Bathroom**

8'9" x 5'9" (2.67m x 1.75m)  
Duravit suite comprising panelled bath, low level w.c and pedestal wash hand basin with mixer tap, chrome heated towel rail, ceramic tiled floor, porcelain tiled splash backs, recess LED down lighters and extractor fan.

**OUTSIDE**

**Frontage & Driveway**

The property benefits from a Tarmacadam driveway which leads through to the:

**Single Garage**

Suitable for storage, power and light.

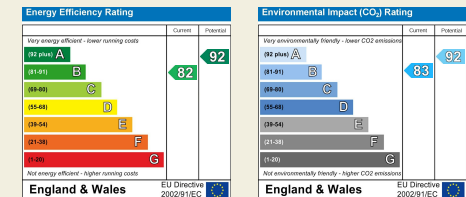
**Enclosed Rear Garden**

To the rear is an enclosed garden with paved patio area, raised decking/ seating area, artificial grass and fence panel boundary with side personal access gate.

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