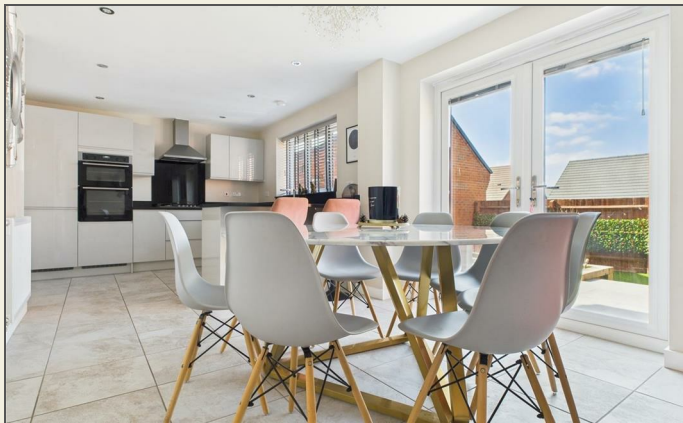




## 4 Bed House - Detached

9 Palladian Drive, Allestree, Derby DE22 2LX

Offers Over £485,000 Freehold



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**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- \*\* NO UPWARD CHAIN \*\* Stylish Double Fronted Detached Home
- Pleasant Location – Located on the Edge of the Development
- Views Towards Kedleston in the Distance to the Rear
- Lounge & Study
- Superb Living Kitchen/Dining/Snug with French Doors to Garden
- Utility & Cloakroom
- Four Bedrooms & Three Bathrooms
- Private Landscaped Sunny Gardens
- Driveway & Brick Garage
- Cul-de-Sac Location – Viewing Essential

ECCLESBOURNE SCHOOL CATCHMENT AREA \*\* NO UPWARD CHAIN \*\* This stylish double fronted detached home offers a perfect blend of comfort and elegance. The property boasts a lounge and a study, ideal for both entertaining guests and enjoying quiet family evenings.

With four bedrooms and three bathrooms, this residence provides ample space for a growing family or those seeking extra room for guests.

One of the standout features of this home is the superb living kitchen, which seamlessly combines dining and snug areas. The French doors open up to the private landscaped gardens, creating a delightful indoor-outdoor flow that is perfect for summer gatherings or simply enjoying the sunny surroundings.

The private Westerly facing gardens enjoys views towards Kedleston in the distance, enhancing the sense of peace and privacy.

For those with vehicles, the property includes car parking for up to two cars and a garage.

Situated on the edge of the development, the location provides a pleasant atmosphere while still being close to local amenities.

### The Location

Kedleston Grange is a highly sought after Miller Homes development located on the fringes of Allestree and Quarndon. This popular location has many countryside walks on its doorstep, with public footpaths leading across to Kedleston Hall.

Within close proximity are an excellent range of local amenities including the noted Park Farm shopping centre. There are excellent local schools at all levels with the property falling within the catchment area for the noted Ecclesbourne School Catchment.

There are regular bus services to Derby City Centre and local recreational facilities include Woodlands Tennis Club, Allestree and Markeaton Park's and the nearby Kedleston Golf Course. In addition there are many reputable pubs and restaurants within close proximity.

There is easy access onto the A38 leading to the A50 and M1 motorway. The location is convenient for the University of Derby, Rolls-Royce, Royal Derby Hospital and Toyota

### Accommodation

#### Ground Floor

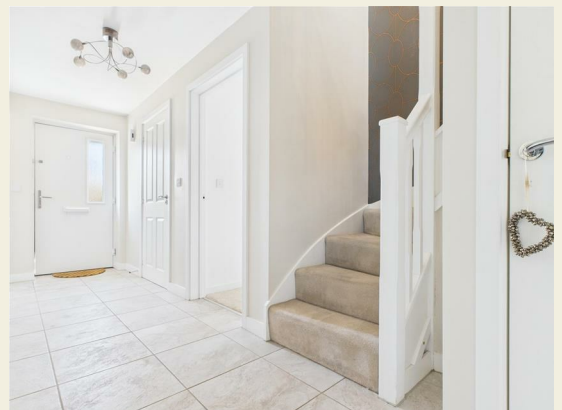
##### Storm Canopy

With entrance door opening into entrance hall.

##### Entrance Hall

17'2" x 3'8" (5.25 x 1.12)

With tile flooring, two useful built-in storage cupboards, attractive decorative panelling, radiator and staircase leading to first floor.



##### Cloakroom

6'6" x 3'2" (1.99 x 0.99)

With low level WC, pedestal wash handbasin, matching tile flooring, tile splashbacks, radiator, featured wallpaper wall, double glazed window and internal panelled door with chrome fittings.



## Lounge

14'3" x 11'0" (4.35 x 3.37)

With attractive decorative panelling to walls, two radiators, pleasant aspect to front, double glazed window to front with fitted blind and internal panelled door with chrome fittings.



## Study

8'1" x 7'3" (2.48 x 2.23)

With radiator, telephone point, featured wallpaper wall, pleasant aspect to front, double glazed window with fitted blind and internal panelled door with chrome fittings.



## Living Kitchen/Dining/Snug

28'0" x 9'8" (8.54 x 2.95)



## Snug Area

With matching tile flooring, two radiators, open space leading to dining and kitchen area and double glazed window with fitted blind.



## Dining Area

With matching tile flooring, double glazed French doors opening onto sun patio, open space leading to kitchen area and open space leading to snug area.



## Kitchen Area

With one and a half inset stainless steel sink unit with chrome mixer tap, wall and base fitted units with attractive granite worktops, built-in five ring gas hob with extractor hood over, built-in double electric fan assisted oven, integrated fridge/freezer, integrated dishwasher, continuation of the attractive worktops forming a useful small breakfast bar area, matching tile flooring, radiator, spotlights to ceiling, open space leading to dining and snug areas, double glazed window to rear with fitted blind and internal panel door with chrome fittings opening into utility room.



### Utility Room

7'6" x 5'8" (2.29 x 1.74)

With granite worktops, fitted base cupboards, integrated washing machine, built-in wine cooler, matching tile flooring, concealed central heating boiler, extractor fan, radiator and half glazed side access door.



### First Floor Landing

9'0" x 5'4" (2.76 x 1.65)

With radiator, access to roof space and built-in cupboard housing the hot water cylinder.

### Bedroom One

11'7" x 11'4" (3.54 x 3.47)

With featured wallpaper wall, radiator, pleasant aspect to front, double glazed window to front and internal panelled door with chrome fittings.



### Dressing Room

6'6" x 5'7" (1.99 x 1.71)

With built-in wardrobes with sliding doors, radiator, pleasant aspect to front, double glazed window to front with fitted blind, featured wallpaper wall and internal panelled door with chrome fittings.



### En-Suite

7'8" x 5'4" (2.34 x 1.64)

With separate shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings, low level WC, tile splashbacks, tiled effect flooring, extractor fan, radiator and internal panelled door with chrome fittings.



### Bedroom Two

10'8" x 9'4" (3.27 x 2.87)

With radiator, pleasant aspect to front, double glazed window with fitted blind and internal panelled door with chrome fittings.



### En-Suite

5'8" x 5'4" (1.74 x 1.63)

With separate shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings, low level WC, tile splashbacks, tiled effect flooring, radiator, extractor fan, double glazed obscure window with fitted blind and internal panelled door with chrome fittings.



### Bedroom Three

9'11" x 8'1" (3.03 x 2.47)

With fitted double wardrobe with sliding doors, radiator, views towards Kedleston in the distance, double glazed window with fitted blind to rear and internal panelled door with chrome fittings.



### Bedroom Four

9'4" x 7'9" (2.87 x 2.38)

With radiator, views towards Kedleston in the distance, double glazed window to rear with fitted blind and internal panelled door with chrome fittings.



### Family Bathroom

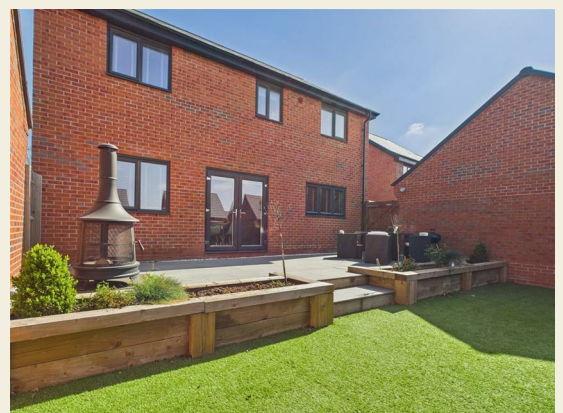
9'10" x 5'7" (3.00 x 1.71)

With bath with chrome fittings, fitted wash basin, low level WC, separate shower cubicle with chrome fittings including shower, tile splashbacks, tiled effect flooring, radiator, extractor fan, double glazed obscure window with fitted blind and internal panelled door with chrome fittings.



### Private Garden

The property benefits from a private, warm, westerly facing garden with views towards Kedleston in the distance. The garden has been designed for low maintenance with a large patio/terrace area providing a pleasant sitting entertaining space complemented by inset beds with sleepers and low maintenance artificial turf. Side access gate.



Driveway

To the side of the property is a tarmac driveway for two vehicles with electric charging point.

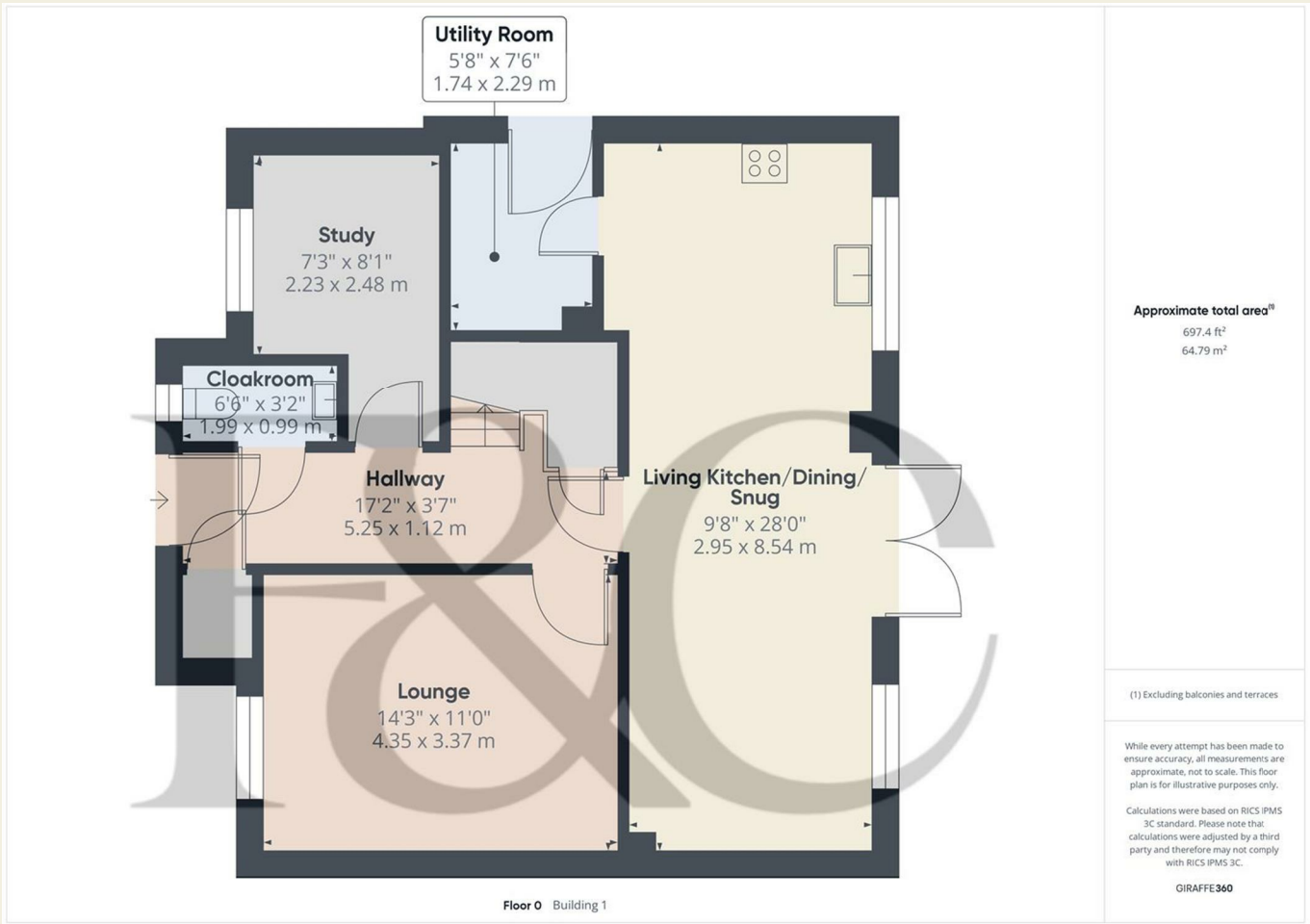
Brick Garage

19'10" x 9'11" (6.05 x 3.04)

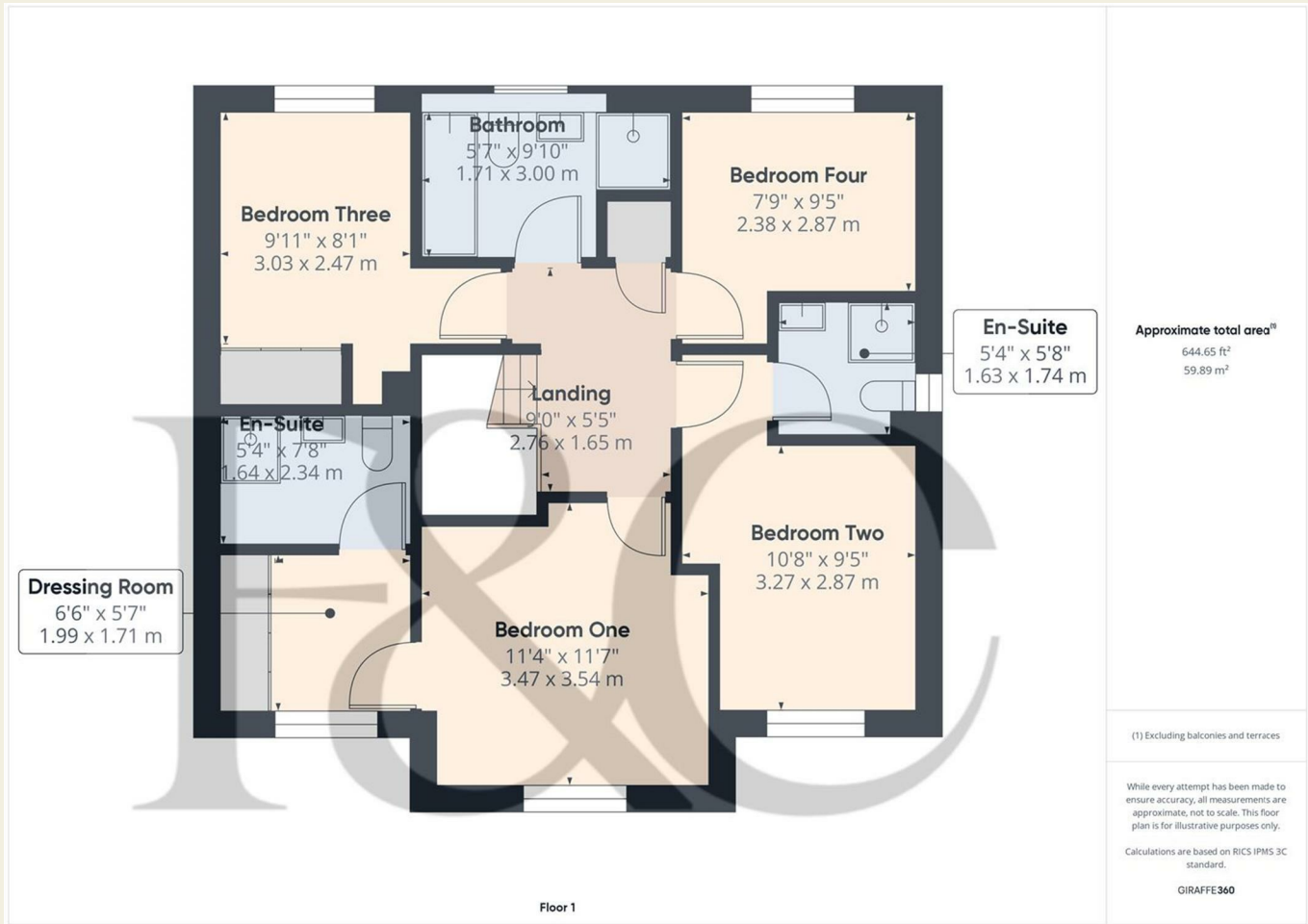
With power, lighting, concrete floor and up and over front door.



Council Tax Band F



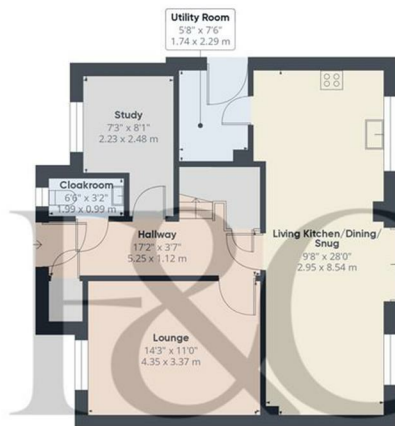
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



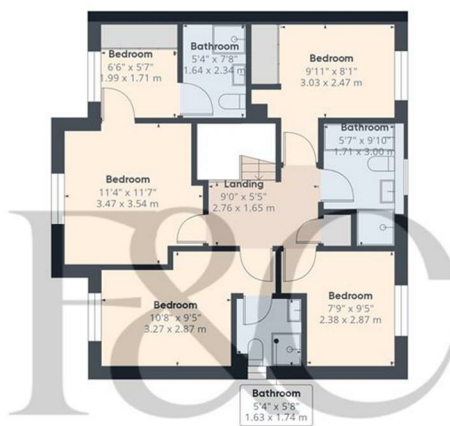
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
2880.76 ft<sup>2</sup>  
267.63 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

## Energy Efficiency Rating

|                                                                                                                                        | Current   | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i>                                                                                     |           |           |
| (92 plus) <b>A</b>                                                                                                                     | <b>85</b> | <b>93</b> |
| (81-91) <b>B</b>                                                                                                                       |           |           |
| (69-80) <b>C</b>                                                                                                                       |           |           |
| (55-68) <b>D</b>                                                                                                                       |           |           |
| (39-54) <b>E</b>                                                                                                                       |           |           |
| (21-38) <b>F</b>                                                                                                                       |           |           |
| (1-20) <b>G</b>                                                                                                                        |           |           |
| <i>Not energy efficient - higher running costs</i>                                                                                     |           |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |           |           |

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                            | Current | Potential                                                                             |
|------------------------------------------------------------|---------|---------------------------------------------------------------------------------------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |         |                                                                                       |
| (92 plus) <b>A</b>                                         |         |                                                                                       |
| (81-91) <b>B</b>                                           |         |                                                                                       |
| (69-80) <b>C</b>                                           |         |                                                                                       |
| (55-68) <b>D</b>                                           |         |                                                                                       |
| (39-54) <b>E</b>                                           |         |                                                                                       |
| (21-38) <b>F</b>                                           |         |                                                                                       |
| (1-20) <b>G</b>                                            |         |                                                                                       |
| <i>Not environmentally friendly - higher CO2 emissions</i> |         |                                                                                       |
| <b>England &amp; Wales</b>                                 |         |                                                                                       |
| EU Directive<br>2002/91/EC                                 |         |  |

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