



4 Bed House - Detached

72 Ford Lane, Allestree, Derby DE22 2EY

Price £450,000 Freehold



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& Company**

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- Well Presented Detached Home
- Ecclesbourne School Catchment Area
- Spacious Lounge & Conservatory
- Fitted Kitchen & Dining Room (potential to knock through if desired)
- Four bedrooms, En-suite & Family Bathroom
- Private South Facing Garden
- Driveway & Double Garage
- Close To Allestree Park
- Easy Access To Duffield, Derby & Belper - A6 (Handy Bus Stop Close-by)
- Viewing Absolutely Essential

ECCLESBOURNE SCHOOL CATCHMENT AREA - A well presented four bedroomed detached with private garden and double garage, occupying a sought after location on Ford Lane in Allestree and close to Allestree Park - with views over countryside.

The property occupies a large size plot with a generous lawned fore garden, a private well established rear garden and driveway with double garage to rear.

Internally the accommodation is double glazed with gas central heating and comprises hall, fitted guest cloakroom, spacious lounge, separate dining room, large conservatory, study and fitted kitchen. First floor landing leads to four bedrooms, en-suite and family bathroom.

Located on the desirable Ford Lane, which affords pleasant walks in the surrounding open countryside with easy access to Allestree Park and Lake, together with providing a good range of nearby amenities in and Park Farm in Allestree and Derby City Centre.

The property is within the noted Ecclesbourne School Catchment Area.

The Location

The property is situated in a highly sought-after residential area, just a short walk from Allestree Park and Lake. Allestree is a popular residential suburb of Derby, approximately three miles from the city centre, offering a wide range of amenities including the Park Farm Shopping Centre, excellent local schools, and regular bus services. Recreational facilities nearby include Woodlands Tennis Club, Allestree Park, Markeaton Park, and Kedleston Golf Course. The area benefits from excellent transport links, with quick access to the A6, A38, A50, and the M1 motorway, making it convenient for commuters. Major employers such as Rolls-Royce, the University of Derby, the Royal Derby Hospital, and Toyota are all easily accessible. The property is also within easy reach of Duffield, Belper, and Derby City Centre.

Entrance Hall

UPVC double glazed entrance door with matching side light, provides access to hallway with central heating radiator, staircase to first floor with under stairs storage cupboard, paneled door to guest cloakroom.

Cloakroom

5'4" x 3'10" (1.63 x 1.17)

Low level WC, pedestal hand wash basin, chrome towel radiator UPVC double glazed window to front elevation.

Lounge

22'6" x 12'4" (6.86m x 3.76m)

Very spacious lounge with feature decorative fire surround with marble hearth and interior and electric fire, central heating radiator, decorative coving, UPVC double glazed french doors to front elevation, bi-fold paneled door leading to dining room:



Dining Room

10'4" x 9'3" (3.15m x 2.84m)

Central heating radiator, serving hatch to kitchen, UPVC double glazed window to rear overlooking the garden.



Conservatory

17'3" x 11'1" (5.26m x 3.4m)

Brick based UPVC double glazed frame construction, offering pleasant views over private rear garden, two central heating radiators, tiled floor.



Study

8'3" x 7'1" (2.54m x 2.18m)

Central heating radiator, UPVC double glazed window to front.



Kitchen

13'6" x 8'0" (4.14m x 2.46m)

U shaped wood block preparation surface having tiled surround, inset Belfast sink with mixer tap, fitted base cupboard, draws and complimentary wall mounted cupboards, inset four plate electric Bosh hob, built in oven and grill beneath, planned spaces suitable for a fridge and washing machine, wall mounted Baxi gas fired boiler, central heating radiator, UPVC double glazed window to rear and door to side.



First Floor Accommodation

Landing

Central heating radiator, airing cupboard, access to loft space, door to master bedroom:

Bedroom One

11'5" x 11'3" (3.48m x 3.43m)

Central heating radiator, built in wardrobe, UPVC double glazed window to front with impressive views in the distance, paneled door to en-suite shower room:



En-suite

7'2" x 6'2" (2.2m x 1.9m)

Partly tiled with a white suite comprising low level WC, pedestal wash hand basin, shower cubical with electric shower, radiator, UPVC double glazed window to front elevation.



Bedroom Two

12'5" x 10'9" (3.8m x 3.28m)

With central heating radiator, UPVC double glazed window to front, with views in the distance.



Bedroom Three

11'5" x 9'6" (3.48m x 2.9m)

Central heating radiator, UPVC double glazed window to rear.



Bedroom Four

8'2" x 8'2" (2.51m x 2.5m)

Central heating radiator, built in cupboard, UPVC double glazed window to rear.



Family Bathroom

9'4" x 5'6" (2.87m x 1.68m)

Partly tiled with a white suite, comprising low level WC, pedestal wash hand basin, paneled bath with Mira shower over, central heating radiator, UPVC double glazed window to rear.



Front Garden

Property occupies a mature well established plot towards the bottom end of Ford Lane set back behind laurel hedging and timber fencing, which incorporates an extensive lawned fore garden with access down the side of the property.

Private Rear Garden

The rear of the property has a very pleasant private garden with patio area ideal for dining, a well manicured shaped lawn surrounded by spacious and gravelled borders containing flowering plants, shrubs and a tree. The garden benefits from a pleasant southerly aspect.

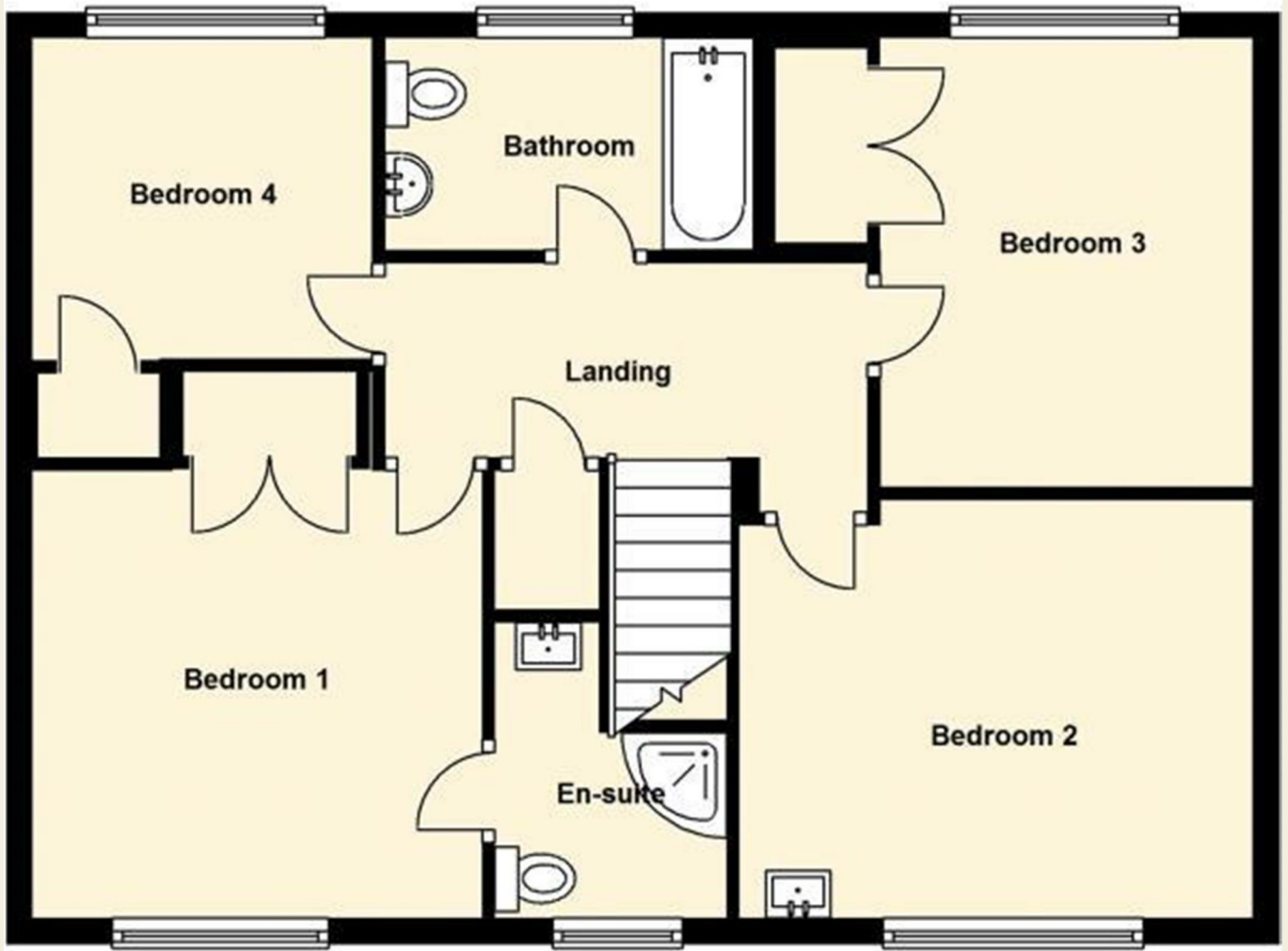
Driveway & Double Garage

Accessed off Lambourne Drive to the rear of the plot which in turn leads to a detached double garage with power, light and pedestrian door to the garden.






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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(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
<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	