



3 Bed House - Detached

Fields Farm Cottage, 26 Ford Lane, Allestree, Derby DE22 2EW
Offers Around £450,000 Freehold



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& Company**

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- Beautiful Detached Home
- Ecclesbourne School Catchment Area
- Planning Permission To Extend – 4 Bedrooms & 2 Bathrooms { Derby City 25/00537/FUL }
- Lounge with Multi Burner Stove
- Playroom/Study/Bedroom 4
- Stunning Living Kitchen/Dining Room with Built-in Appliances & Bi-Folding Doors
- Utility & Cloakroom
- Three Bedrooms & Four-Piece Family Bathroom
- Private South Facing Manageable Enclosed Garden – Pleasant Woodland Back-Drop
- Large Resin Driveway – Plenty of Car Parking & Single Detached Garage

ECCLESBOURNE SCHOOL CATCHMENT AREA – Beautiful three bedroom detached home located a short walk to Allestree Park and Lake.

The house is set back from popular Ford Lane behind a generous frontage and benefits from planning permission to extend the house to a four bedroom and two bathroom property.

Easy access to Duffield, Darley Abbey and Belper. Fast transport links – A38, A50, A52 & M1 Motorway.

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.

Planning Permission - Granted

Derby City - 25/00537/FUL - Two Storey Side Extension -
Granted June 2025 For 3 Years



Accommodation

Ground Floor

Entrance Hall

11'1" x 2'8" (3.39 x 0.82)

With recently fitted composite entrance door, herringbone style tiled effect flooring, radiator, two double glazed windows to front and staircase leading to first floor with handrail.

Lounge

16'1" x 10'0" (4.92 x 3.07)

With feature multi-burner stove with raised slate hearth, radiator, double glazed window to front with internal plantation shutters, double glazed French doors opening onto private rear garden and internal oak veneer half glazed door with chrome fittings.



Playroom / Study / Bedroom Four

9'6" x 8'0" (2.91 x 2.44)

With radiator, double glazed window with aspect to front and internal oak veneer door with chrome fittings.



Living Kitchen / Dining Room

21'10" x 14'0" (6.67 x 4.27)



Dining Area

With matching herringbone style tiled effect flooring, radiator, spotlights to ceiling, featured double glazed bi folding aluminium doors opening onto paved patio and private rear garden and open space leading to kitchen area.



Kitchen

With one and a half stainless steel sink unit with Quooker tap, wall and base fitted units with attractive matching quartz worktops, built-in Neff electric fan assisted oven, built-in Neff combination microwave oven with warming plate drawer underneath, stainless steel fridge/freezer (negotiable on sale), integrated Samsung dishwasher, matching fitted kitchen island again with matching quartz worktops incorporating a Bora induction hob with downdraft extractor fan and fitted pan drawers underneath, matching herringbone style tiled effect flooring, radiator, spotlights to ceiling, half vaulted ceilings incorporating two double glazed skylight windows, concealed workshop lights, open space leading to dining area, double glazed window overlooking private rear garden and internal oak veneer door with chrome fittings opening into utility area and cloakroom.



Understairs Storage

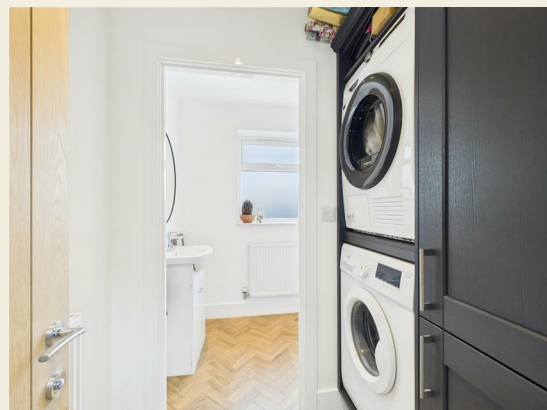
4'11" x 3'1" (1.50 x 0.96)

With matching tiled effect herringbone style flooring and half glazed oak veneer door with chrome fittings.

Utility Area

5'10" x 4'1" (1.79 x 1.27)

With fitted cupboards incorporating plumbing for automatic washing machine and space for tumble dryer, matching tiled effect herringbone style flooring, radiator and spotlights to ceiling.



Cloakroom

6'5" x 4'3" (1.98 x 1.30)

With low level WC, fitted wash basin with chrome fittings with fitted base cupboard underneath, radiator, matching herringbone style tiled effect flooring, spotlights to ceiling, extractor fan and double glazed obscure window.



First Floor Landing

6'10" x 2'7" (2.09 x 0.80)

With access to roof space.

Bedroom One

16'1" x 9'11" (4.92 x 3.04)

With attractive panelled wall, radiator, double glazed window to front with plantation shutters, two double glazed windows to side both having plantation shutters, double glazed window to rear with plantation shutters and internal oak veneer door with chrome fittings.



Bedroom Two

15'9" x 6'11" (4.81 x 2.12)

With radiator, coving to ceiling, double glazed window with fitted blind with aspect to rear and internal oak veneer door with chrome fittings.



Bedroom Three

11'3" x 7'10" (3.43 x 2.41)

With radiator, coving to ceiling, double glazed window to front with plantation shutters, double glazed window to side with plantation shutters and internal oak veneer door with chrome fittings.



Built-In Cupboard

2'11" x 2'3" (0.90 x 0.70)

With two chrome clothes rails, double glazed window to front with plantation shutters and internal panelled door with chrome fittings.

Family Bathroom

11'2" x 6'9" (3.41 x 2.06)

With bath with chrome fittings including chrome hand shower attachment, separate wash basin with chrome fittings and fitted base cupboard underneath, low level WC, double shower cubicle with chrome fittings including shower, tiled splashbacks, matching tile flooring, illuminated display alcoves, spotlights to ceiling, extractor fan, shaver point, illuminated fitted mirror, heated towel rail/radiator, double glazed window to rear and internal oak veneer door with chrome fittings.



Roof Space

Accessed via a loft ladder and boarded for storage.

Front Garden

The property is set well back from the attractive Ford Lane behind a deep, lawned fore-garden with neatly kept hedgerows and bushes.

Private Rear Garden

To the rear of the property is a manageable, enclosed, south facing private garden enjoying a pleasant, leafy aspect. The garden is mainly laid to lawn with patio and enclosed by fencing.



Large Driveway

A large, resin driveway provides car standing spaces for approximately four/five cars.



Brick Detached Garage

20'7" x 9'5" (6.29 x 2.88)

With power, lighting, side personnel door, two windows and up and over metal door.



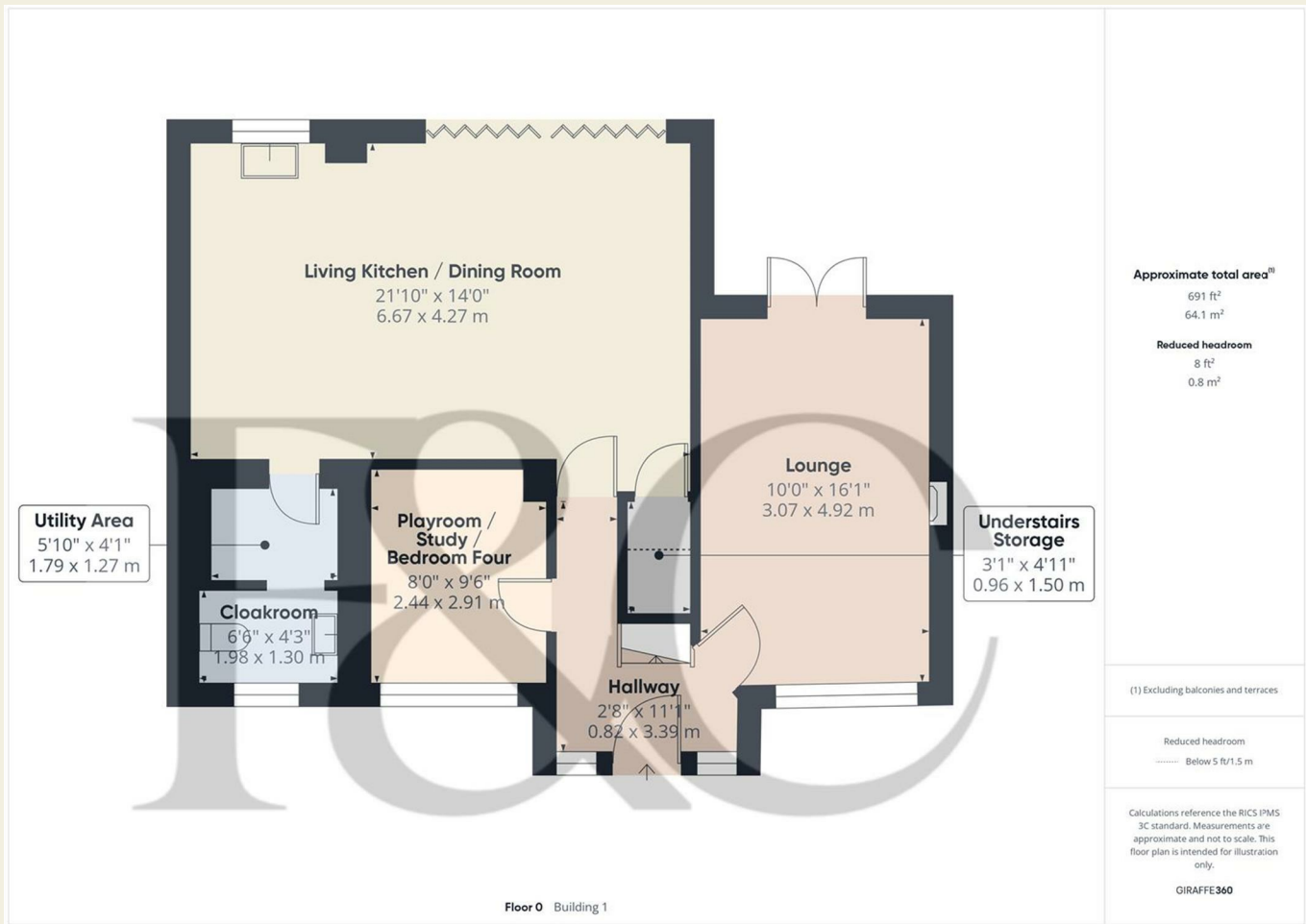
Extra Car Parking

To the front of the property is a gravelled area providing car standing spaces for two cars.

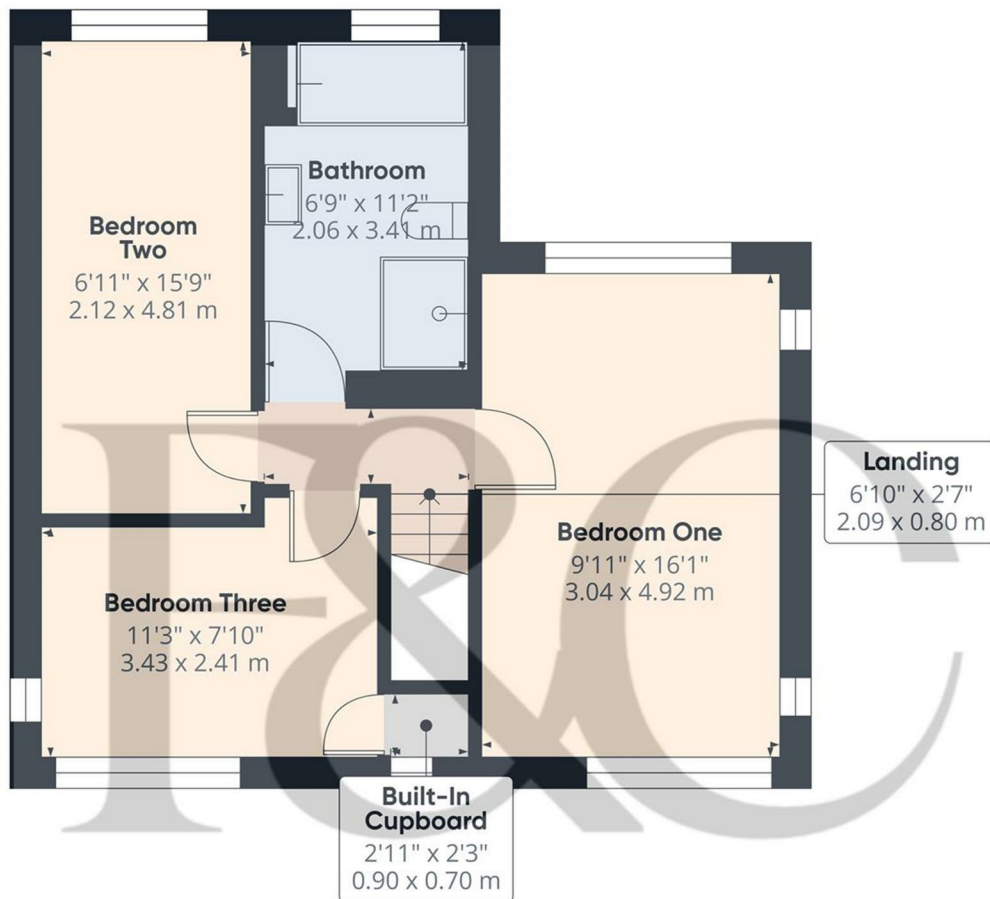


Council Tax Band D





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Floor 1 Building 1

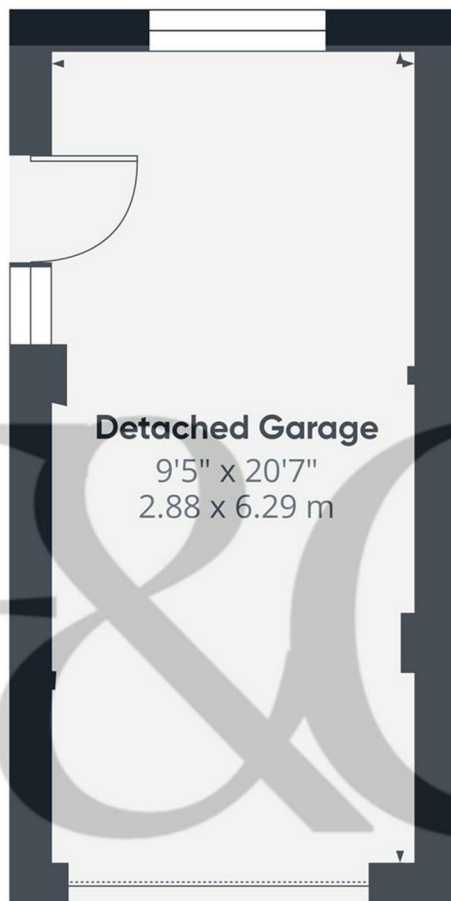
Approximate total area⁽¹⁾
461 ft²
43 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Detached Garage

9'5" x 20'7"
2.88 x 6.29 m

Floor 0 Building 2

Approximate total area⁽¹⁾

194 ft²
18 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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