



## 3 Bed House - Semi-Detached

197 Birchover Way, Allestree, Derby DE22 2RU

Offers Around £265,000 Freehold



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**Fletcher  
& Company**

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- Highly Appealing Three Bedroom Semi-Detached Property- No Chain
- Potential To Extend ( subject to planning permission )
- Lounge & Conservatory
- Kitchen/Dining Room
- Three Bedrooms & Family Bathroom
- Front - Side - Rear Gardens & Summerhouse/party bar
- Driveway & Detached Garage
- Close To Excellent Amenities - Park Farm Shopping Centre
- Walking Distance To Portway & Woodlands Schools
- Popular Residential Location

A highly appealing, three bedroom semi-detached property located in the popular residential area of Allestree.

The gas central heated and double glazed living accommodation briefly consists on the ground floor; entrance hall with staircase leading to first floor, lounge, kitchen/dining room and conservatory. The first floor landing leads to three bedrooms and a bathroom with shower.

There are gardens to the front, side and rear. Summerhouse/party bar. Driveway and detached garage.

#### The Location

The location is a very popular residential suburb of Derby approximately three 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. Transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is convenient for Rolls Royce, University of Derby, Royal Derby Hospital and Toyota. For those who enjoy the outdoor pursuits, the nearby Derbyshire countryside provides some delightful scenery and countryside walks.

#### Accommodation

##### Ground Floor



### Entrance Hall

12'11" x 6'0" (3.94 x 1.84)

With entrance door, radiator, understairs storage cupboard and staircase leading to first floor.



### Lounge

12'11" x 10'3" (3.95 x 3.14)

With fireplace with inset living flame gas fire, radiator, double glazed window to front and internal French glazed doors opening into living kitchen/dining room.



### Living Kitchen/Dining Room

16'9" x 10'4" (5.11 x 3.16)



### Dining Area

With tile flooring, double glazed French doors opening into conservatory, radiator and open space leading to kitchen area.



### Kitchen Area

With inset stainless steel sink unit with mixer tap, wall and base cupboards, matching worktops, continuation of the matching worktops forming a useful breakfast bar area, Siemens hob with extractor hood, built-in electric fan assisted oven, plumbing for automatic washing machine, integrated dishwasher, fridge freezer, concealed central heating boiler, tile flooring, double glazed window to side and double glazed door giving access to sunny garden.



### Conservatory

8'9" x 8'6" (2.68 x 2.61)

With tile floor, double glazed windows and double glazed doors opening onto Indian stone patio and rear garden.



### First Floor Landing

6'3" x 3'8" (1.93 x 1.12)

With double glazed side window and access to roof space.

### Bedroom One

13'0" x 9'11" (3.98 x 3.03)

With fitted wardrobes, radiator and double glazed window to front.



### Bedroom Two

10'6" x 9'10" (3.21 x 3.00)

With built-in storage cupboard, radiator and double glazed window to rear.



### Bedroom Three

10'1" x 6'5" (3.08 x 1.98)

With built-in storage cupboard, radiator and double glazed window to front.



### Bathroom

7'1" x 6'3" (2.17 x 1.93)

With bath with shower over and shower screen door, fitted wash basin with fitted base cupboard underneath, low level WC, heated chrome towel rail/radiator and double glazed window to rear.



### Front Garden

The property is set back from the pavement edge behind a lawn garden with flower beds and pathway leading to the entrance door.





### Side Garden

With pathway and paving slabs.

### Rear Garden

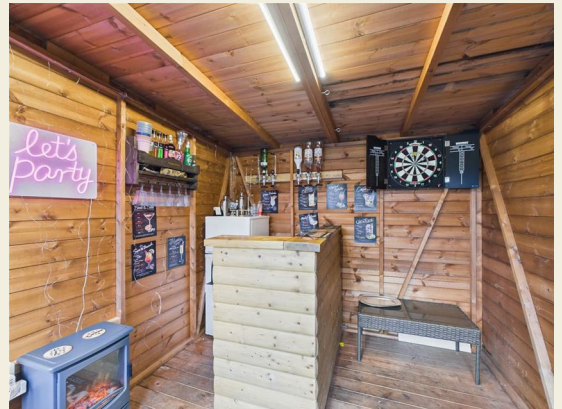
Laid to lawn with Indian stone paved patio and enjoying a warm south westerly facing aspect.



### Timber Summerhouse/Party Bar

9'10" x 8'0" (3.01 x 2.44)

With power and lighting.



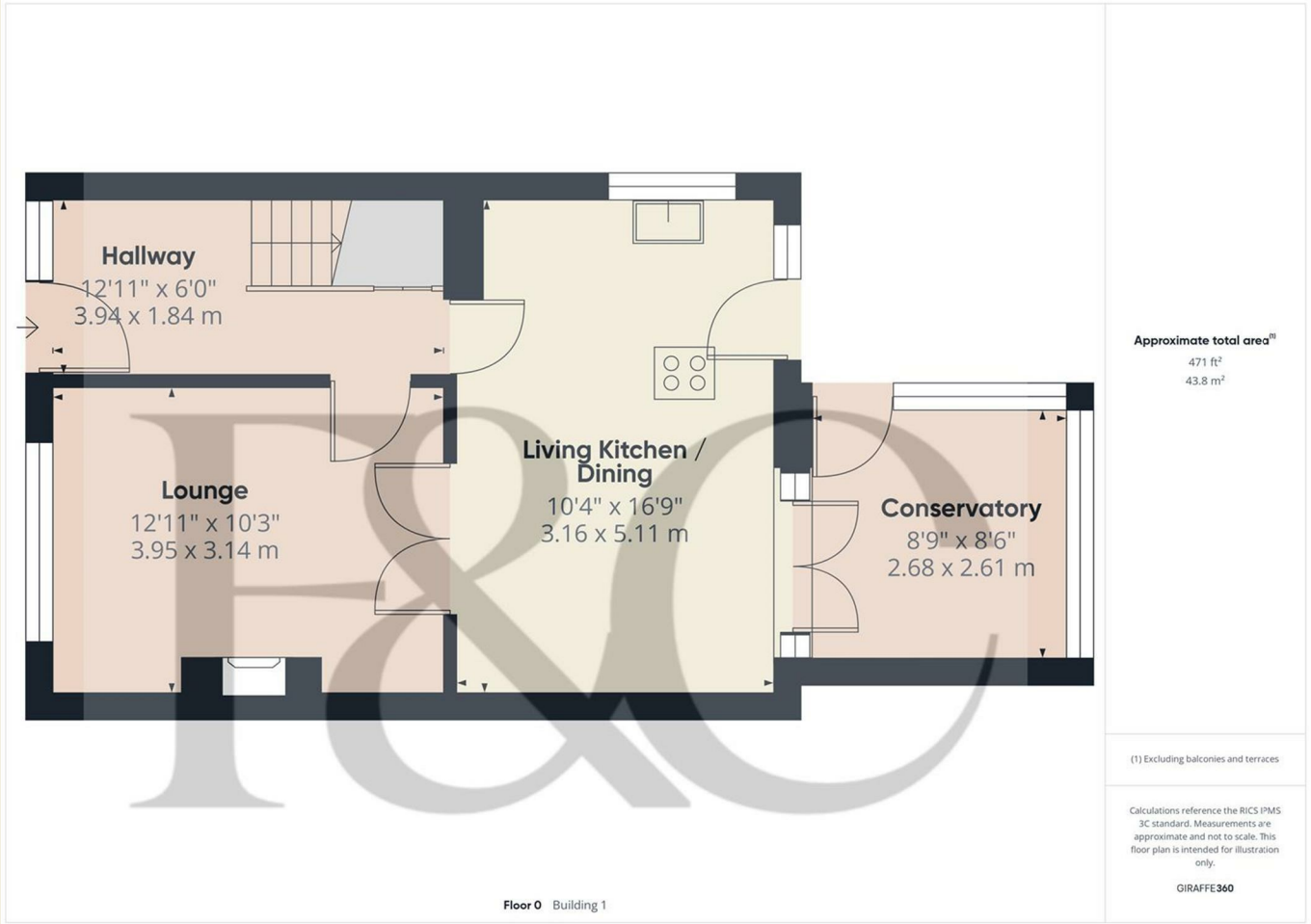
### Garage

15'9" x 8'2" (4.81 x 2.50)

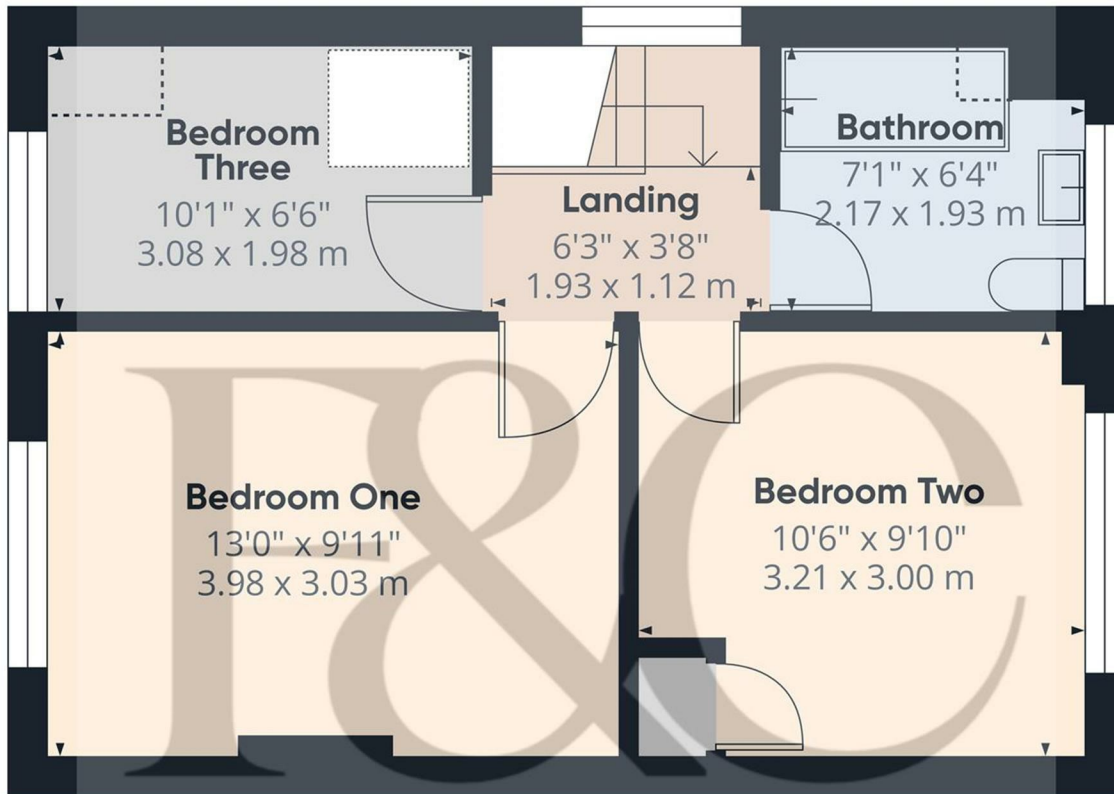
With power, lighting, side personnel door, double glazed side window and up and over front door.



Council Tax Band - C  
Derby City



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Floor 1 Building 1

Approximate total area<sup>(1)</sup>

354 ft<sup>2</sup>  
32.9 m<sup>2</sup>

Reduced headroom

5 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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# Timber Summerhouse/ Party Bar

9'10" x 8'0"  
3.01 x 2.44 m

Approximate total area<sup>(1)</sup>

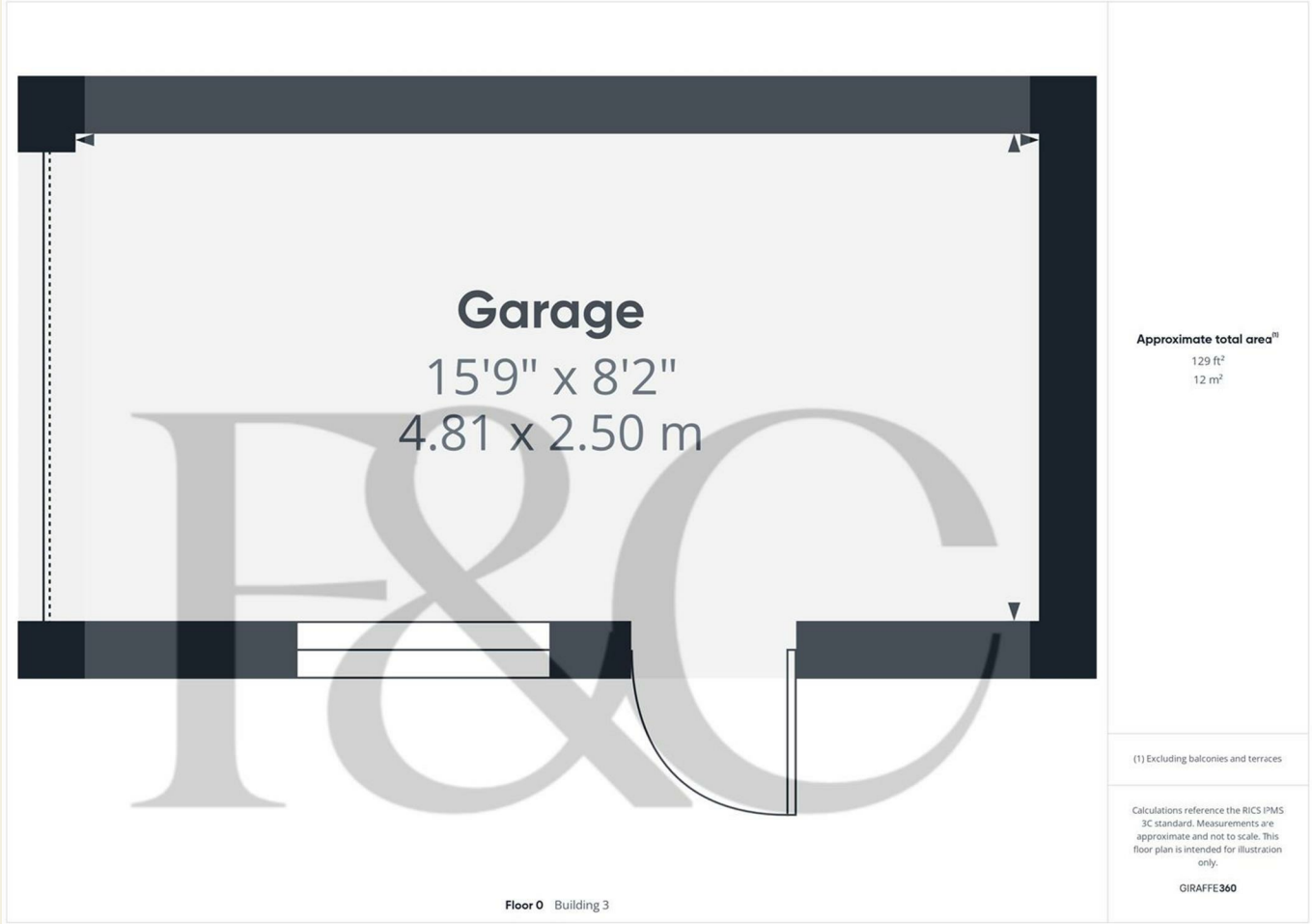
79 ft<sup>2</sup>  
7.3 m<sup>2</sup>

(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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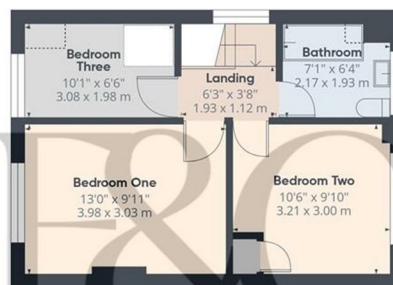
Floor 0 Building 2



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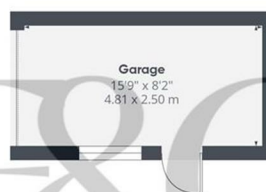
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

**Approximate total area<sup>m</sup>**  
1033 ft<sup>2</sup>  
96 m<sup>2</sup>

**Reduced headroom**  
5 ft<sup>2</sup>  
0.5 m<sup>2</sup>


(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	69	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 