



5 Bed House - Detached

54 Ford Lane, Allestree, Derby DE22 2EW
Offers Over £550,000 Freehold



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& Company**

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- Highly Popular Family Detached Property
- Ecclesbourne School Catchment Area
- Four/Five Bedrooms
- Lounge, Conservatory, Dining Room, Study/Bedroom 5
- Fitted Kitchen, Utility Room & Cloakroom
- En-Suite & Family Bathroom
- South-Facing Garden with Potential to Extend (STPP)
- Block-Paved Driveway (Four/Five Cars)
- Integral Double Garage
- Walking Distance to Beautiful Allestree Park

ECCLESBOURNE SCHOOL CATCHMENT AREA – SPACIOUS FAMILY HOME IN A HIGHLY DESIRABLE LOCATION – CLOSE TO ALLESTREE PARK

Situated in the sought-after Ford Lane, Allestree, this impressive four/five-bedroom detached home offers a superb combination of space, comfort, and long-term potential.

Spanning 1,969 sq. ft., the property features three reception rooms, including a lounge with fireplace, a conservatory overlooking the south-facing garden, and a versatile fifth bedroom (currently used as a study), providing flexibility for a home office, nursery, or guest accommodation. The four further well-proportioned bedrooms provide plenty of space for family and guests, complemented by a modern en-suite and a family bathroom.

Set on a generous corner plot, the beautifully maintained south-facing garden is a standout feature, offering a private and sunny outdoor space perfect for entertaining or relaxation. Additionally, the property presents exciting potential to extend (subject to planning permission), allowing buyers to further enhance the space to suit their needs.

A block-paved driveway provides off-road parking for up to five vehicles, alongside an integral double garage with power and lighting.

The property is within walking distance of Allestree Park, a fantastic setting for outdoor activities, dog walking, and leisure.

With no chain involved, this exceptional home is ready to move into—offering an outstanding opportunity for families looking for space, location, and long-term potential.

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.

Accommodation

Ground Floor

Storm Porch

7'11" x 4'7" (2.42 x 1.42)

With tiled flooring, outside lighting, and entrance door leading to:

Entrance Porch

5'9" x 4'10" (1.77 x 1.48)

With wood flooring, radiator, and double doors leading to:

Hallway

16'7" x 5'10" (5.07 x 1.79)

Featuring matching wood flooring, radiator, coving to ceiling, and a staircase with a pine balustrade leading to the first floor.

Cloakroom

5'9" x 3'0" (1.76 x 0.93)

Comprising a low-level WC, fitted washbasin with storage below, radiator, tiled flooring, and a double-glazed window.

Lounge

21'4" x 12'10" (6.51 x 3.93)

A spacious and light-filled lounge with a feature fireplace and electric fire, coving to ceiling, radiator, double-glazed window with fitted blinds, and sliding doors opening into:



Conservatory

12'11" x 10'10" (3.96 x 3.32)

With tiled flooring, double-glazed windows, and French doors leading to the south-facing garden.



Study/Bedroom Five

10'7" x 7'11" (3.24 x 2.43)

Currently used as a study but officially a fifth bedroom, Ideal as a child's bedroom, guest room, or home office, radiator and double-glazed window to front.



Dining Room

12'0" x 10'4" (3.68 x 3.16)

Featuring wood flooring, radiator, coving to ceiling, serving hatch to the kitchen, and a double-glazed window with fitted blinds overlooking the rear garden.



Kitchen

14'3" x 7'10" (4.36 x 2.39)

A well-equipped kitchen with, Granite worktops & tiled splashbacks, Fitted wall & base units, Integrated four-ring gas hob & concealed extractor, Built-in double electric oven & microwave, Breakfast bar area, Dishwasher, fridge/freezer (included in sale) and Double-glazed window with fitted blinds.



Utility Room

7'9" x 6'10" (2.37 x 2.09)

Single sink unit & additional storage, Plumbing for washing machine & space for tumble dryer, Concealed Worcester boiler and Double-glazed door leading to garden.

First Floor Landing

12'2" x 4'7" (3.73 x 1.41)

With radiator, built-in storage cupboard, and access to loft space.

Bedroom One

15'0" x 12'4" (4.58 x 3.78)

Fitted wardrobes & dressing table, Double-glazed window to front and En-suite shower room.



En-Suite

9'2" x 5'2" (2.80 x 1.59)

Double shower cubicle with chrome fittings, Fitted washbasin & vanity unit and Heated towel rail & mirror.



Bedroom Two

15'1" x 10'9" (4.61 x 3.28)

Fitted wardrobes and Double-glazed window to rear.



Bedroom Three

10'10" x 9'3" (3.31 x 2.82)

Fitted wardrobes & dressing table and Double-glazed window to front.



Bedroom Four

11'11" x 8'7" (3.64 x 2.62)

Fitted wardrobe & cupboard above and Double-glazed window to rear.



Family Bathroom

7'10" x 5'10" (2.40 x 1.79)

With bath with electric shower, fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, tiled effect flooring, heated towel rail/radiator, spotlights to ceiling, shaver point and double glazed window.



Front Garden

The property is set back from the pavement edge behind a deep, lawned fore-garden which inset flower bed.



Side Garden

To the side of the property is a lawned garden with brick retaining wall and side access gate (Potential to extend subject to planning permission)

Rear Garden

To the rear of the property is a south facing, enclosed, rear garden laid to lawn with patio, flower beds and brick wall. That is accessed all round the property.



Driveway

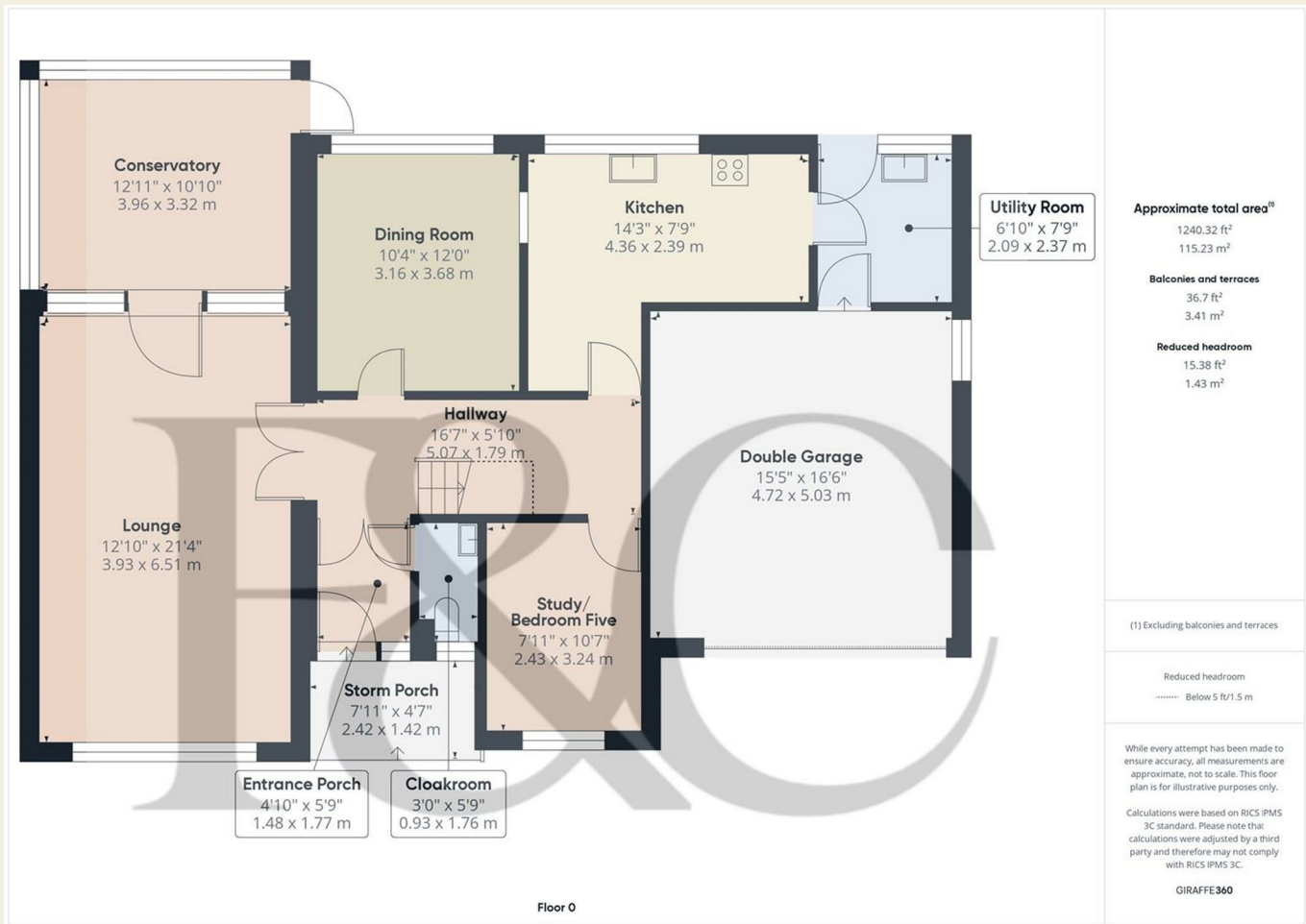
A block paved driveway provides car standing spaces for approximately four/five cars.

Integral Double Garage

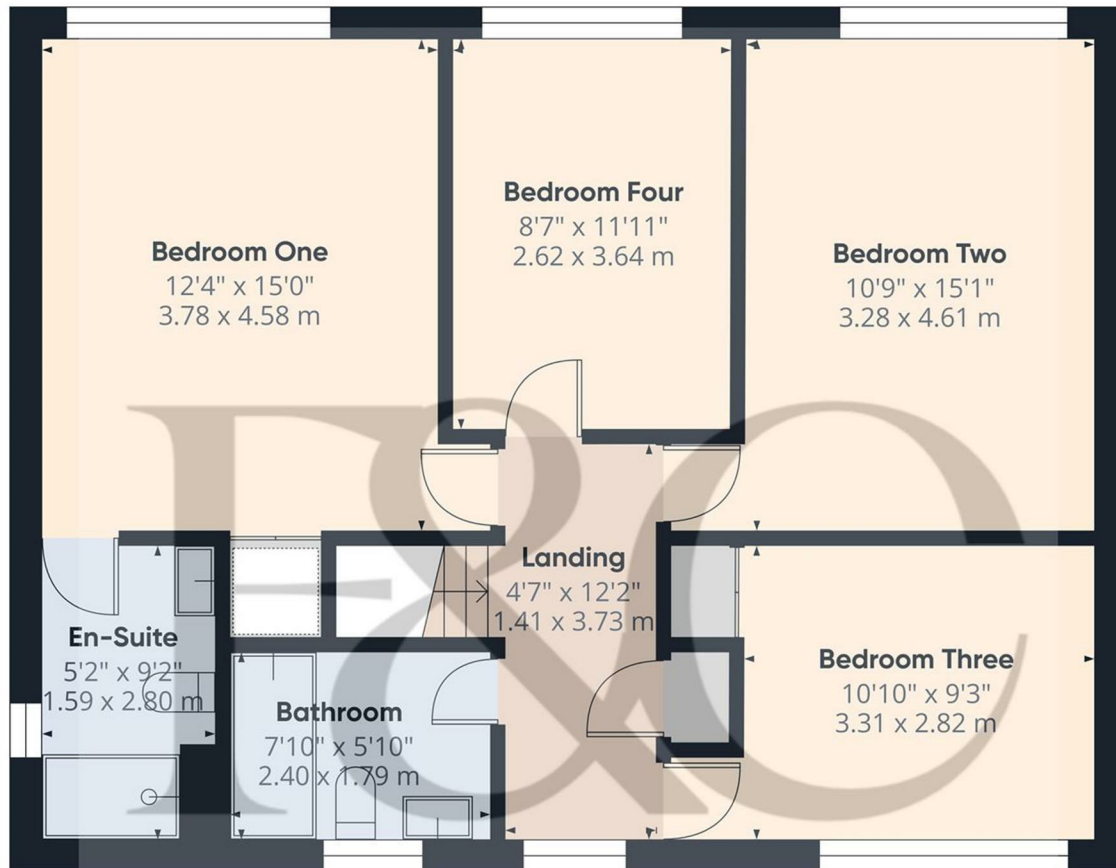
16'6" x 15'5" (5.03 x 4.72)

With concrete floor, power, lighting, side double glazed window, integral door giving access to property and electric front door.

Council Tax Band F



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Floor 1


Approximate total area⁽¹⁾
728.72 ft²
67.7 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	75
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

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