



**6 Widdybank Close, Allestree, Derby, DE22 2TP**

**Offers In The Region Of £650,000**

**CHAIN FREE** - A rare opportunity to acquire a generously proportioned family home in one of Allestree's most peaceful cul-de-sac settings. Backing onto a designated nature reserve with far-reaching views, this four-bedroom executive property offers spacious living, a stunning open-plan kitchen, two en suites, and superb access to schools, parks, and commuter routes.



## 6 Widdybank Close, Allestree, Derby, DE22 2TP

### Summary Description

A rare opportunity to purchase a spacious executive home enjoying a truly enviable setting at the end of a quiet cul-de-sac in Allestree, Derby. With a nature reserve to the side, the property offers exceptional privacy, uninterrupted views, and immediate access to natural green space—perfect for dog walking, running, and family time outdoors. This unique position, seldom available, makes the property a must-see for those seeking both tranquillity and convenience.

The well-presented accommodation includes a welcoming entrance hallway, a spacious dual-aspect lounge with French doors to the garden, and a versatile study or fifth bedroom. A standout feature is the impressive open-plan kitchen/diner with granite worktops, quality integrated appliances, and Velux rooflight, making it a bright and sociable family space. A utility room and guest cloakroom complete the ground floor.

Upstairs, four generous double bedrooms include two with en suite shower rooms. The principal bedroom also benefits from extensive eaves storage. A modern family bathroom serves the remaining bedrooms. Outside, the rear garden is enclosed, private, and neatly landscaped with patio and lawn areas. A large driveway provides off-road parking for multiple vehicles, in addition to an integrated garage.

Located in one of Allestree's most desirable residential areas, this home enjoys access to excellent local schooling, a range of amenities, and scenic walks to Kedleston and Markeaton Parks. There are regular public transport links nearby and fast access to the A38 and A52 for commuting.

### Entrance Hall

A welcoming reception hallway with ceramic tiled flooring, timber panelled main entrance door, timber framed side aspect double glazed window, inset lights to ceiling, radiator.

### Lounge

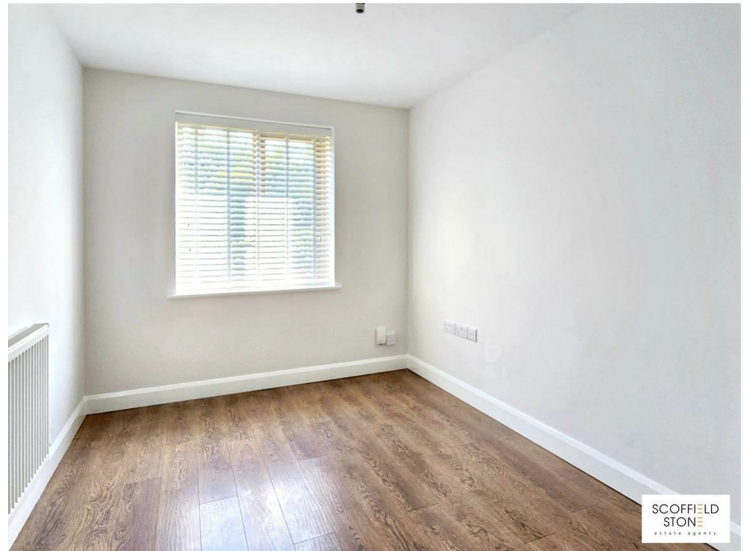
26'7" x 11'8" (8.11 x 3.56)



Carpeted, front aspect hardwood framed double glazed bay window, rear aspect hardwood framed double glazed French doors to garden, contemporary Adam style fireplace with inset living flame gas fire, two radiators, tv and telephone points.

### Study/Family/Bedroom Five

12'4" x 7'10" (3.76 x 2.4)



Having wood effect flooring, front aspect hardwood framed double glazed window, telephone and cable points, radiator.

### Open Plan Kitchen Diner

open plan kitchen diner (open plan kitchen diner )



A generous space with mixed ceramic tile and wooden flooring, rear and side aspect hardwood framed double glazed windows, hardwood framed Velux rooflight, inset lights to ceiling, under stairs storage, two radiators, fitted wall and floor units to shaker style with granite worktop, inset stainless steel sink with vegetable preparation, drainer and chrome mixer tap, inset 4 plate induction hob with single gas burner, chimney style extractor hood, integrated dishwasher, integrated double electric oven, space for American style fridge/freezer.

### Utility Room

5'8" x 8'3" (1.75 x 2.53)

Having ceramic tiled flooring, side aspect part obscure hardwood framed door to garden, fitted floor units to shaker style with stone effect roll edge worktop, inset stainless steel sink with drainer and chrome monobloc tap, radiator, wall mounted Worcester gas boiler.

### Guest Cloakroom

Having ceramic tiled flooring, inset lights to ceiling, low flush wc, wall mounted wash hand basin with chrome hot and cold taps, radiator.

### Stairs/Landing

Carpeted, inset lights to ceiling, two built in storage cupboards, radiator, access to roof space with fitted ladders.

### Principal Bedroom

20'8" x 13'6" (6.31 x 4.13)



Carpeted, front and side aspect hardwood framed double glazed windows, inset lights to ceiling, large walk in eaves storage room with radiator, two radiators, tv point.

The vendor has commissioned architectural plans, available to view, showing how the principal bedroom can be enlarged. This gives buyers a clear opportunity to enhance the layout and add value to the property.

### En Suite Shower Room

Having ceramic tile effect flooring and splashbacks, inset lights to ceiling, shower enclosure with plumbed shower, low flush wc, wall mounted wash hand basin with chrome monobloc tap and vanity unit, chrome heated towel rail.

### Bedroom Two

12'10" x 11'10" (3.92 x 3.63)



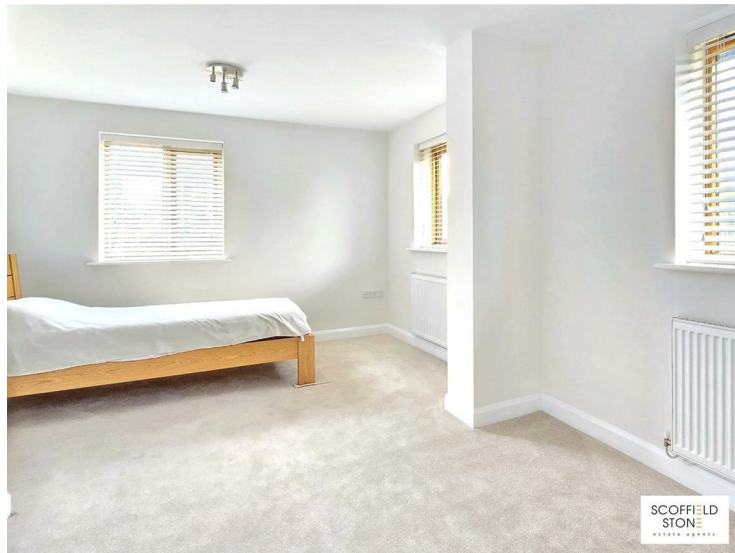
Carpeted, front aspect hardwood framed double glazed bay window, fitted wardrobes, radiator, tv and telephone points.

### En Suite Shower Room

Having ceramic tile effect flooring and walls, inset lights to ceiling, shower enclosure with rain shower, low flush wc, wall mounted contemporary wash hand basin with monobloc tap and set to vanity unit, heated towel rail. Airing cupboard with hot water cylinder.

### Bedroom Three

10'11" x 17'5" (3.34 x 5.31)



Carpeted, side and two rear aspect hardwood framed double glazed windows, fitted wardrobe, two radiators, tv point.

### Bedroom Four

11'1" x 8'6" (3.39 x 2.6)



Carpeted, rear aspect hardwood framed double glazed window, radiator.



## Bathroom

6'11" x 7'11" (2.13 x 2.42)



A stylishly fitted bathroom having ceramic tiled flooring and walls, inset lights to ceiling, bathtub with rain shower over, low flush wc, large wall mounted vanity unit with inset wash hand basin having chrome monobloc tap, wall mounted mirror fronted cabinet, chrome heated towel rail.

## OUTSIDE

### Garage

17'5" x 7'10" (5.33 x 2.39)

An integrated single garage with timber bifold doors, light and power.

### Frontage and Driveway



To the front a large tarmac driveway greets the property and provides adequate parking for at least four cars. You will also find an attractively landscaped border with decorative shale, Silver Birch and lawn.

## Rear Garden



To the rear you will find an enclosed and very private garden of modest proportion which has been landscaped to provide a mixture of paved patio, lawn and established herbaceous borders.

## Material Information

Verified Material Information

Council Tax band: F

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: Survey Instructed

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed on 1 Dec 2022.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great

Parking: Driveway and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access

Coal mining area: No

Non-coal mining area: Yes

Loft access: Yes - insulated and unboarded, accessed by: Loft ladder

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Follow this link for the full report:

<https://moverly.com/sale/7kjsxwZ3PxT6pUKA3AbJbUC/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

### Buying to Let?

Guide achievable rent price: £1800pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

### Location / what3words

what3words ///ozone.dragon.tent

### ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.

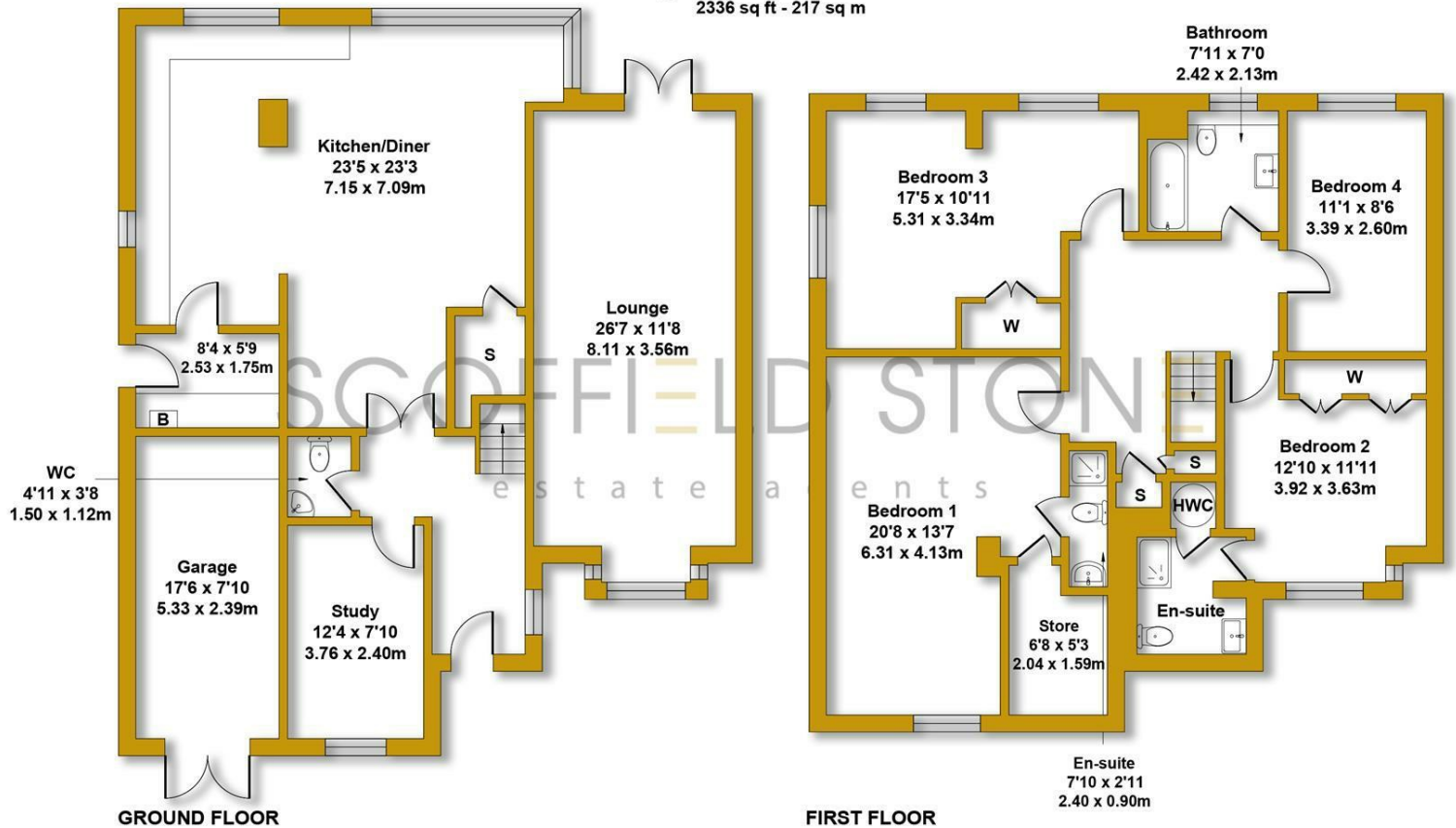


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Lettings: 01332 511000  
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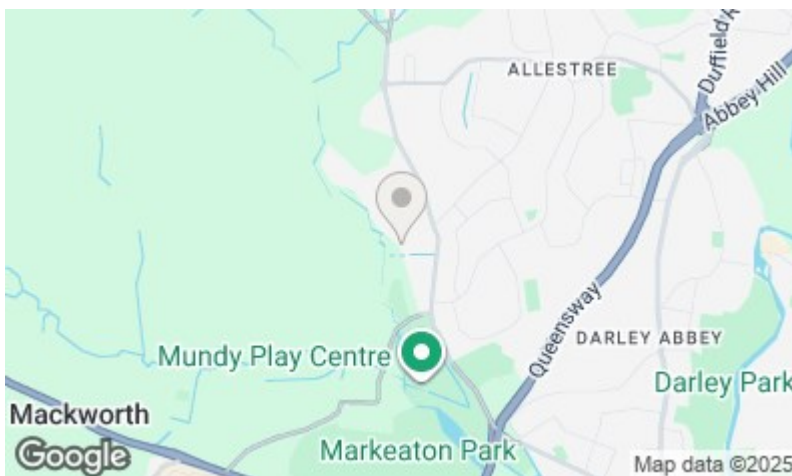


## 6 Widdybank Close

Approximate Gross Internal Area  
2336 sq ft - 217 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



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



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