

4 Bed House - Detached

Guide price £475,000

 Cobthorne Drive, Allestree, Derby, DE22 2SY



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Welcome to this superior four-bedroom detached home located on Cobthorne Drive in Allestree, Derby. This property, built by J H Fryer in the 1960s, boasts two reception rooms, a spacious kitchen and sun room, providing ample space for comfortable living.

Situated on a large west-facing corner plot in an aspirational area, this house offers immediate possession with no upward chain, making it a hassle-free option for those looking to move quickly. The property's immense potential to extend (Subject to local authority planning consents) or upgrade provides a fantastic opportunity for the discerning purchaser to tailor the space to your liking and create your dream home.

Whether you're looking for a family home with room to grow or a spacious property to entertain guests, this house ticks all the boxes. Don't miss out on the chance to own a character home in a desirable location. Contact us today to arrange a viewing and envision the endless possibilities this property has to offer. The property is sold Freehold. Council tax band E. Energy rating E.

Recessed Entrance Porch

With UPVC double glazed sliding door, to:-

Reception Hall



Having original timber and glazed entrance door, stiped oak floor, radiator and staircase to first floor.



Guests Cloak Room/WC

Having two piece suite comprising; low flush wc and corner wash hand basin with half tiled walls and single flemish glazed window to rear aspect.

Dining Room 12'0" x 9'4" (3.67 x 2.87)



Having radiator, serving hatch and original single glazed window to front aspect.

Sitting Room 19'6" x 11'10" (5.96 x 3.63)



Having a random dressed grit stone fire surround with a recessed coal effect living flame fire, coving to ceiling, two wall light points, original single glazed cant bay window to front aspect together with French doors to:-



Lean to/Conservatory 11'8" x 7'5" (3.56 x 2.28)

Having an aluminum frame with ceramic tiled floor, cold water tap and sliding doors giving views and access over the large private rear garden.

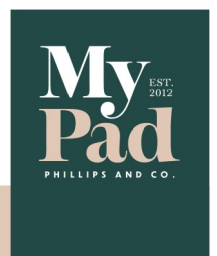
Kitchen 15'4" x 9'10" (4.68 x 3.01)



Having a range of wall and base cupboards with tiled splash backs, original terrazzo tiled floor, stainless steel sink top with side drainer, hot and cold mixer tap, space and

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plumbing for automatic washing machine, Gloworm floor mounted gas boiler, full height pantry and timber and glazed door to side hallway (giving access to the garage, together with a timber and opaque glazed door to side aspect). The timber and femish glazed door leads to the:-



Sun Room 12'3" x 10'2" (3.74 x 3.10)



Having full height UPVC double glazed picture windows to front and side aspects, together with a matching French door which leads onto the garden.

First Floor Landing



With full height single glazed picture window

to rear aspect, access to roof space, airing cupboard, full height storage cupboard and radiator.

Principal Bedroom 16'2" x 11'8" reducing to 7'2" (4.93 x 3.56 reducing to 2.20)



Having a radiator together with two original single glazed windows to front aspect.



Bedroom Two 11'10" x 7'8" (3.62 x 2.35)



Having radiator and single glazed window to front aspect.

Bedroom Three 12'0" x 9'10" (3.66 x 3.00)



Having a range of built in wardrobes, radiator and single glazed window to rear aspect (offering delightful far reaching views).

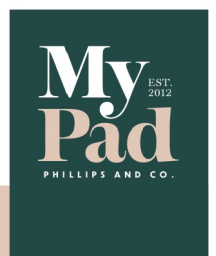
Bedroom Four 21'3" x 7'11" (6.49 x 2.43)



Divided into two rooms to provide a bedroom area together with a dressing room and having two radiators, single glazed window to front aspect and UPVC double glazed window with French door to rear (offering delightful far reaching views over open countryside).



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Bathroom



Having a three piece suite comprising; concealed flush wc and wash hand basin nestling into a vanity unit and panelled bath with mains fed shower over, complimentary ceramic tiled walls, chrome heated towel rail, ceiling down lighters and single flemish glazed window to rear aspect.

Outside



The property occupies a substantial west facing corner plot, at this popular residential address. To the front is an open plan lawned fore garden with mature shrubs and trees, with an adjacent tarmac driveway giving car standing space together with ancillary caravan/motorhome standing space. This in turn leads to the integral garage, measuring internally 5.32 x 2.45m, having twin wooden garage doors, rear personal door and supplied with power and light. To the side of the property, a wooden access gate leads to the extensive west facing private rear garden, enclosed by close panelled fencing together with mature hedging, laid to a shaped lawn with patio

area, ornamental water feature, deep filled mature shrubbed borders, together with an adjacent kitchen garden.



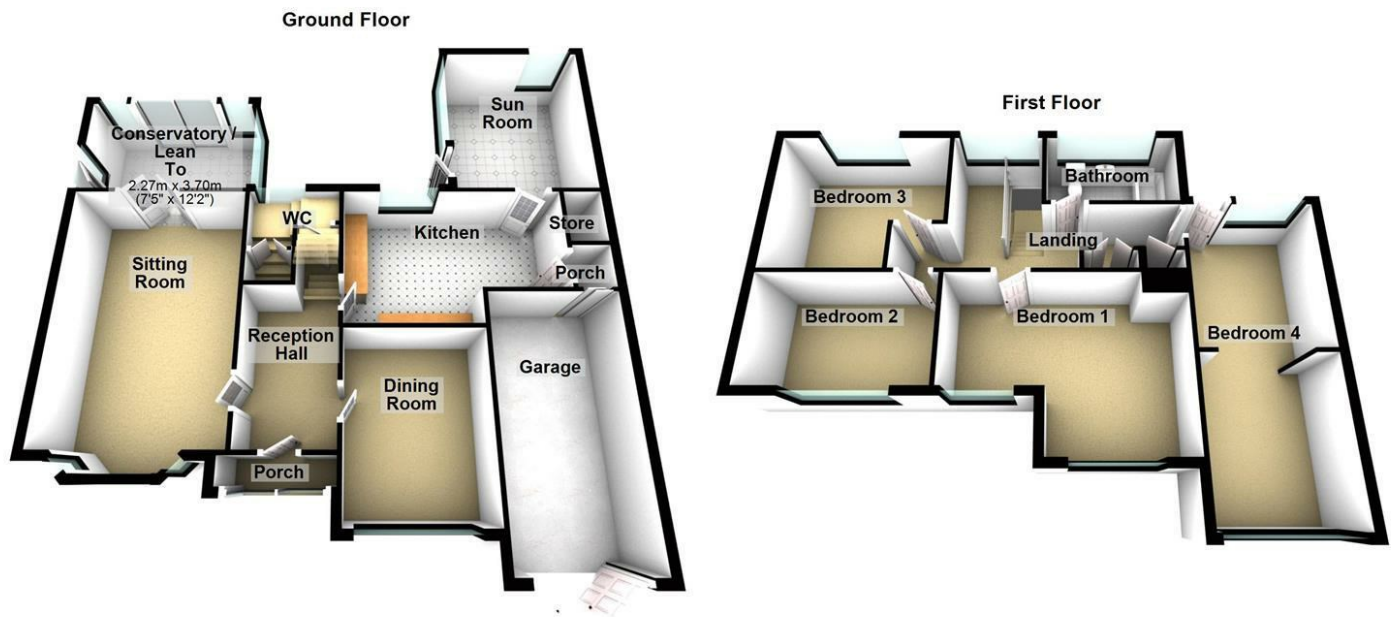
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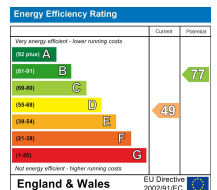
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