

4 Bed House - Semi-Detached

Price £290,000

 Blenheim Drive, Allestree, Derby, DE22 2LG



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IMMEDIATE POSSESSION - NO UPWARD CHAIN. A light and spacious thoughtfully extended semi detached family home situated in this highly aspirational locality. A full inspection will reveal a well cared for house offering immense potential to improve or extend further (Subject to consents). Gas centrally heated and UPVC double glazed throughout. In brief; Reception hall, sitting room, dining room, kitchen. On the first floor a landing leads to four bedrooms (Principal bedroom with shower room en-suite), separate Wc and bathroom. Outside, the property stands on a sizeable mature plot with ample parking and integral garaport. The property is sold freehold, Council tax band C. Energy rating.

Reception Hall



Having UPVC entrance door with adjacent UPVC opaque double glazed picture window, BT connection points, radiator and staircase to first floor.



Sitting Room 13'7" x 13'3" (4.16 x 4.05)



Having a coal effect living flame fire on a raised marble hearth, two wall light points, coving to ceiling and UPVC double glazed window to front aspect. An open arch leads to the:-



Dining Room 10'2" x 8'9" (3.10 x 2.67)



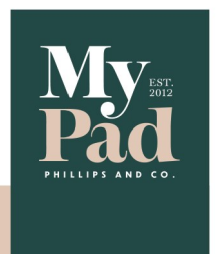
Having a wall light point, coving to ceiling and UPVC double glazed sliding patio doors giving views and access over the sizeable mature rear garden.

Kitchen 9'4" x 10'9" into alcove (2.87 x 3.28 into alcove)



Having a range of wall and base cupboards with laminated working surfaces, inset four burner gas hob with electric double oven and grill, inset acrylic sink top with side drainer, vegetable preparation bowl and hot

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and cold mixer tap, complimentary ceramic tiled splash backs, concealed wall mounted combination gas boiler and UPVC opaque double glazed door to side aspect.

First Floor Landing

With access to roof space and full height storage cupboard.

Principal Bedroom 16'4" x 7'2" (5.00 x 2.20)



Having a range of built in bedroom furniture, radiator and UPVC double glazed window to front aspect. A door leads to the:-



Shower Room En-Suite



Having three piece suite comprising; low

flush wc, pedestal wash hand basin and walk in shower cubicle with Triton electric shower, complimentary ceramic part tiled walls, radiator and UPVC opaque double glazed window to rear aspect.

Bedroom Two 11'6" x 11'2" plus door recess (3.52 x 3.41 plus door recess)



Having a range of built in bedroom furniture, radiator and UPVC double glazed window to front aspect.

Bedroom Three 11'3" x 8'7" (3.45 x 2.62)



Again having a range of built in bedroom furniture, radiator and UPVC double glazed window to rear aspect.

Bedroom Four 8'3" x 8'5" (2.54 x 2.58)



Having a range of built in bedroom furniture, fitted cabin bed, radiator and UPVC double glazed window to front aspect.

Separate Wc



Having low flush wc and UPVC opaque double glazed window to rear aspect.

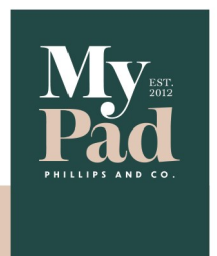
Bathroom



Having two piece suite comprising; pedestal wash hand basin and panelled bath with electric shower over, complimentary ceramic tiled walls, radiator and UPVC opaque double glazed window to rear aspect.

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Outside



The property occupies a sizeable south easterly facing plot, at this sought after residential address. To the front is an open plan fore garden with gravelled and shrubbed area, with an adjacent block paved drive and pathway, giving car standing space for two cars and leading to the integral garaport, measuring internally 7.36 x 2.19, having up and over door together with power and light. The garaport opens out to the large established south easterly facing garden, enclosed by close panelled fencing, laid to a sweeping shaped lawn with patio area, pathway, mature shrubbed borders, cold water tap, garden lighting and detached garage.



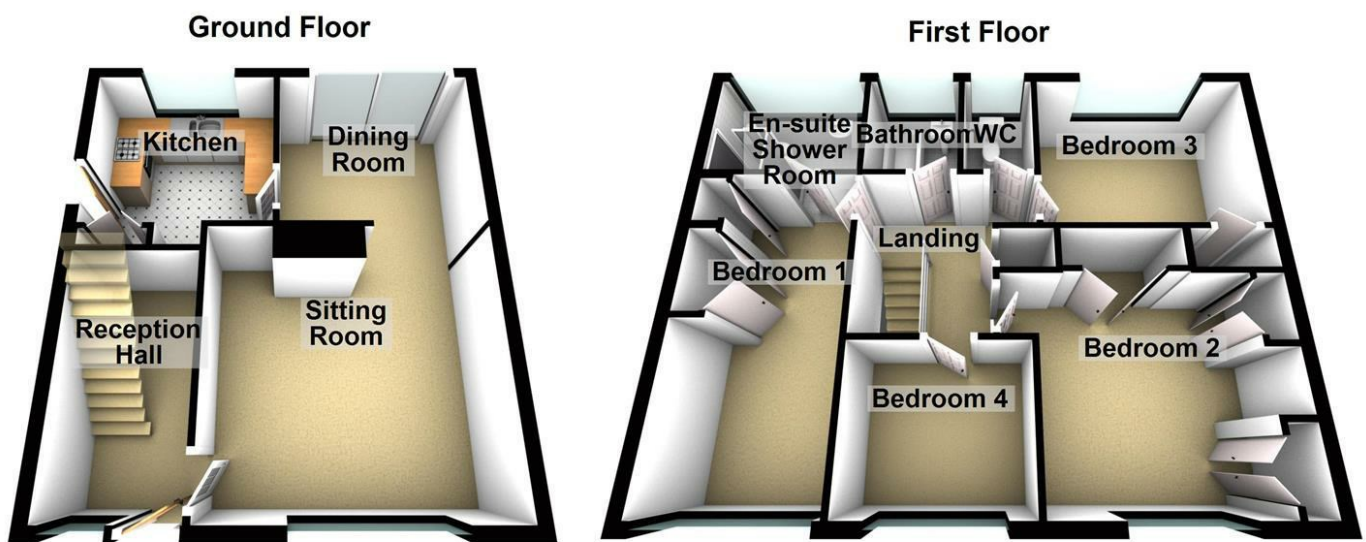
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

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