

3 Bed House - Detached

Offers over £300,000

 Portreath Drive, Allestree, Derby, DE22 2SD



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& Co**
EST. 1912
BY PAD GROUP

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TAKE THE VIRTUAL TOUR OF THIS smart and stylish modern detached family home having been thoughtfully upgraded both internally and externally to provide a superior high specification property which must be viewed to be appreciated. This delightful house benefits from a recent new roof and driveway together with a landscaped rear garden with feature log cabin. Gas central heating and UPVC double glazing. In brief; recessed entrance porch, reception hall, sitting room, well equipped dining kitchen. On the first floor a landing leads to three bedrooms and modern contemporary shower room. Outside is a three car block paved driveway, garage and sizeable rear garden. The property is sold freehold. Council tax band D. Energy rating D. NO CHAIN

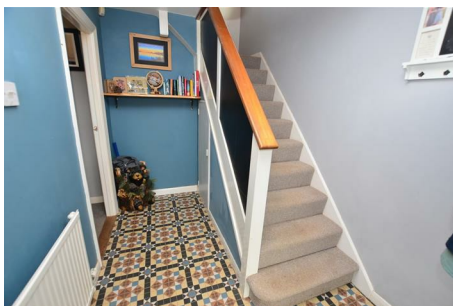
Recessed Entrance Porch

To:-

Reception Hall



Having UPVC opaque double glazed entrance door with matching side light, feature ceramic tiled floor, radiator, understairs storage cupboard and dog legged staircase to first floor.



Sitting Room 12'11" x 10'11" (3.94 x 3.33)



The focal point of the room being the partially exposed brick chimney breast together with an oak mantel shelf, raised slate hearth, television and media connection points, radiator and UPVC double glazed window to front aspect. Twin multi paned sliding crittel style doors lead to the:-



Well Equipped Dining Kitchen 17'8" x 10'5" (5.40 x 3.20)



Having a range of shaker style soft close fitted wall, base and drawer units with feature oak working surfaces (incorporating a breakfast bar), complimentary ceramic tiled splash backs with contrasting ceramic tiled floor (having underfloor heating), inset stainless steel four burner gas hob with matching electric fan assisted oven and grill, space for automatic washing machine and fridge freezer, integrated slim line dish washer, inset enamel sink top with side drainer, hot and cold mixer tap, concealed Worcester wall mounted combination gas boiler, full height recessed pantry, radiator, UPVC opaque double glazed door to side aspect, UPVC double glazed window and adjacent double glazed sliding patio doors giving views and access over the landscaped rear garden.

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First Floor Landing



With UPVC double glazed window to side aspect and access to roof space.

Principal Bedroom 12'11" x 10'3" (3.94 x 3.13)



Having a built in triple wardrobe, radiator and UPVC double glazed window to front aspect.

Bedroom Two 10'9" x 10'2" (3.28 x 3.11)



Having airing cupboard (housing the pre insulated cylinder), radiator and UPVC double glazed window to rear aspect.

Bedroom Three 9'4" x 7'5" (2.86 x 2.27)



Having a feature built in cabin bed with storage beneath, radiator and UPVC double glazed window to front aspect.

Shower Room



fixed head mains fed drench shower together with hand held shower attachment, frameless glass shower screen, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, chrome heated towel rail and UPVC opaque double glazed window to rear and side aspects.

Outside



The property occupies a sizeable mature landscaped plot, at this highly aspirational residential address. To the front is a block paved fore court and driveway gives car standing space for approximately three cars. This in turn leads to the attached recently erected concrete sectional garage, measuring internally 4.64 x 3.20, having up and over door, rear personal door and supplied with power and light. To the opposite side of the house a wooden access gate and pathway leads to the landscaped rear garden, enclosed by fencing, together with a screen of privet hedging, packing onto parkland with a cold water tap and garden and security lighting. To the first tier, wooden steps lead to a shaped lawn with shrubbed borders, with further tiers leading to a low maintenance patio area with timber and glazed log cabin, shrubbed area and timber store.

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Please Note

For added security purposes, a burglar alarm system has been installed.

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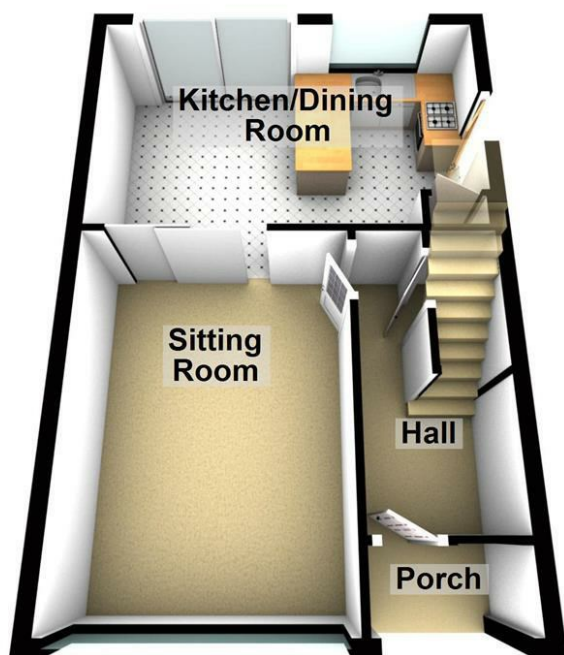
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Ground Floor



First Floor



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)	83	
B (81-90)		
C (69-80)	66	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC