

4 Bed House - Detached

Offers over £370,000

 Lambourn Drive, Allestree, Derby, DE22 2UT



www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co.**
EST. 1912
BY PAD GROUP

4 Bed House - Detached

£370,000

 Lambourn Drive, Allestree, Derby, DE22 2UT

Take the video tour of arguably one of the best examples of its type in the area. Standing on a substantial mature plot and sited within the renowned Ecclesbourne Secondary School catchment is this light and spacious modern detached family home offering high specification stylish accommodation which must be viewed to appreciate the location, size of plot and wealth of appointments on offer. Gas centrally heated and UPVC double glazed, this tastefully appointed house briefly comprises; reception hall, guest's cloakroom /Wc sizeable sitting room, separate dining room, well equipped kitchen. On the first floor a landing leads to four bedrooms and bathroom with white suite. Outside, the property stands on an enviable mature plot with car parking, garage, utility and brick store. The property is sold freehold. Council tax band D. Energy rating.

Reception Hall



Having composite and opaque double glazed entrance door, wood grain effect vinyl floor, radiator, large walk in cloak room/store and staircase to first floor.



comprising low centre flush wc and wash hand basin nestling on a white high gloss vanity unit, complimentary ceramic part tiled walls with contrasting ceramic tiled floor and UPVC opaque double glazed window to side aspect.

Fitted Kitchen 12'11" x 6'10"
(3.95 x 2.09)



Having a range of shaker style wall, base and drawer units with marble effect laminated working surfaces, inset black glass four ring ceramic hob with electric oven and grill, built in microwave, inset stainless steel sink top with side drainer, hot and cold mixer tap, complimentary ceramic tiled splash backs with contrasting wood grain effect vinyl floor, integrated dish washer, space for American style fridge freezer, radiator, UPVC double glazed windows to both side and front aspects.

Guests Cloak Room/WC



Having modern white two piece suite;

www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

4 Bed House - Detached

£370,000

 Lambourn Drive, Allestree, Derby, DE22 2UT



Sitting Room 21'7" x 12'2" (6.60 x 3.71)



Having a wood grain effect vinyl floor, feature marble fire place with matching hearth and back plate, electric pebbled effect living flame fire, television and media connection points, radiator, UPVC double glazed window to rear aspect and UPVC double glazed sliding patio doors giving views and access over the extensive private rear garden.

Dining Room 13'0" x 7'11" (3.98 x 2.43)



Having a wood grain effect vinyl floor, radiator and UPVC double glazed window to front aspect.



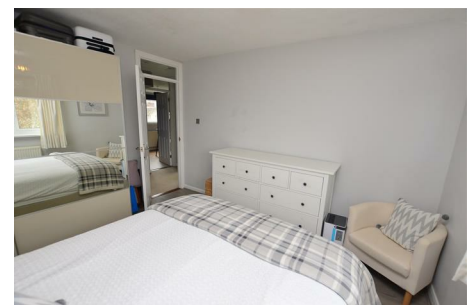
First Floor Landing

With access to roof space and airing cupboard (housing the wall mounted combination gas boiler).

Principle Bedroom 11'1" x 12'0" (3.40 x 3.68)



Having a laminated wood effect floor, radiator and UPVC double glazed window to rear aspect (offering delightful views over woodland).



4 Bed House - Detached

£370,000

 Lambourn Drive, Allestree, Derby, DE22 2UT

Garden View



Bedroom Two 10'4" x 9'1" (3.15 x 2.78)



Having a laminated wood effect floor, radiator and UPVC double glazed window to rear aspect (again offering delightful views to the rear).

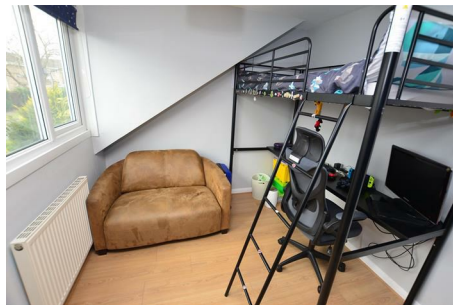
Bedroom Three 13'4" x 7'11" (4.08 x 2.43)



Having a laminated wood effect floor, radiator and UPVC double glazed window to front aspect.

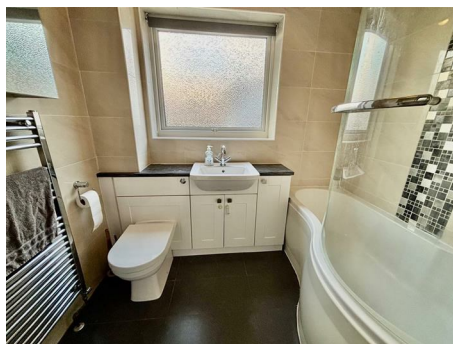


Bedroom Four 9'11" x 8'3" (3.04 x 2.52)



Having a laminated wood effect floor, radiator and UPVC double glazed window to front aspect.

Bathroom



Having a modern white three piece suite comprising; concealed flush wc and wash hand basin nestling on a shaker style vanity unit, 'P' shaped deep panelled shower bath with chrome mains fed shower over, curved glass shower screen, complimentary

ceramic tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, ceiling extractor fan and UPVC opaque double glazed window to side aspect.

Outside



The property stands within the renowned Ecclesbourne School catchment area, on a rarely available extensive plot. To the front is a lawned fore garden with adjacent tarmac driveway giving car standing space for two cars, which in turn leads to the attached brick garage, measuring internally 5.01 x 2.47m, having up and over door, side personal door and supplied with power and light. A doorway leads to a utility/store room measuring 2.45 x 1.36, having space and plumbing for automatic washing machine. The extensive rear garden is enclosed by close panelled fencing, together with well trimmed trees and hedging, laid to a sweeping shaped lawn with patio area, separate sun terrace, mature shrubs and trees with a brick store.

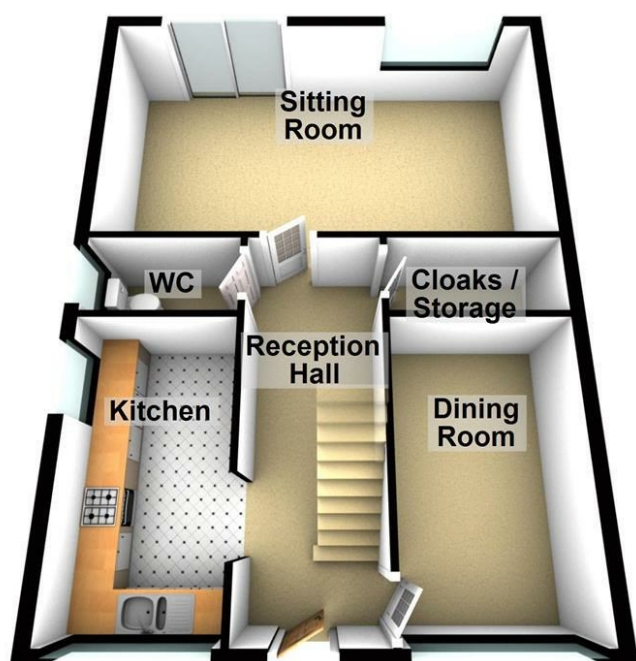


4 Bed House - Detached

£370,000

 Lambourn Drive, Allestree, Derby, DE22 2UT

Ground Floor



First Floor



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP