

## 3 Bed House - Detached

Price £375,000

 Cobthorne Drive, Allestree, Derby, DE22 2SY



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Brought to the market for the very first time. Welcome to this superior three - 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 conservatory, providing ample space for comfortable living.

Situated on a west-facing plot in this highly aspirational area, the 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 D.

## Reception Hall



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

## Guests Cloak Room/WC



Having two piece suite comprising; low flush wc and wall mounted wash hand basin, tiled splash backs and original Terrazzo tiled floor.

## Sitting Room 19'5" x 11'11" (5.93 x 3.65)



Having the original brick fire, two radiators and UPVC double glazed cant bay window to front aspect. Twin glazed French doors lead to the:-

## Dining Room 11'11" x 9'5" (3.65 x 2.88)



Having radiator and UPVC double glazed window to front aspect.





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**Conservatory/Lean To 13'8" x 8'11" (4.19 x 2.74)**



Having radiator and sliding patio doors giving views and access to the rear garden.

**Kitchen 9'4" x 9'11" (2.86 x 3.04)**



Having a range of cupboards with wall mounted gas boiler, walk in pantry, UPVC double glazed window to rear aspect and timber and glazed door to:-

## Side Hallway

Having two large built in store rooms, together with access to the attached garage (measuring internally 5.30 x 2.59m).

## First Floor Landing



Having airing cupboard, walk in loft space and UPVC double glazed picture window to rear aspect.



**Bedroom One 16'1" x 11'9" (4.92 x 3.60)**



Having a range of wardrobes, radiator, two UPVC double glazed windows to front aspect and staircase to a useful attic room.



**Bedroom Two 12'0" x 8'10" (3.67 x 2.70)**



Having a range of wardrobes, radiator and UPVC double glazed window to rear aspect.



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## Bedroom Three 11'10" x 8'9" (3.62 x 2.67)



Having a radiator and UPVC double glazed window.



## Separate WC



Having low flush wc, tiled walls and UPVC double glazed window.

## Bathroom



Having two piece suite comprising; pedestal wash hand basin and panelled bath with electric shower over, tiled walls, heated towel rail and UPVC opaque double glazed window.

## Attic Room 19'5" x 9'10" (5.94 x 3.02)



Having bulk head storage space and UPVC double glazed window to rear aspect (offering spectacular views).

## Outside



The property occupies a substantial mature west facing plot, at this sought after residential address. To the front is a concrete driveway leading to the attached garage. The fore garden is complemented by an array of mature plants, shrubs and specimen trees. At the side of the property, a pathway leads to the mature, sizeable west

facing rear garden, enclosed by close panelled fencing together with a screen of mature hedging and trees, laid to a sweeping shaped lawn with deep filled mature shrubbed borders, mature trees and specimen plants together with a selection of fruit trees, kitchen garden area and an aluminium greenhouse.



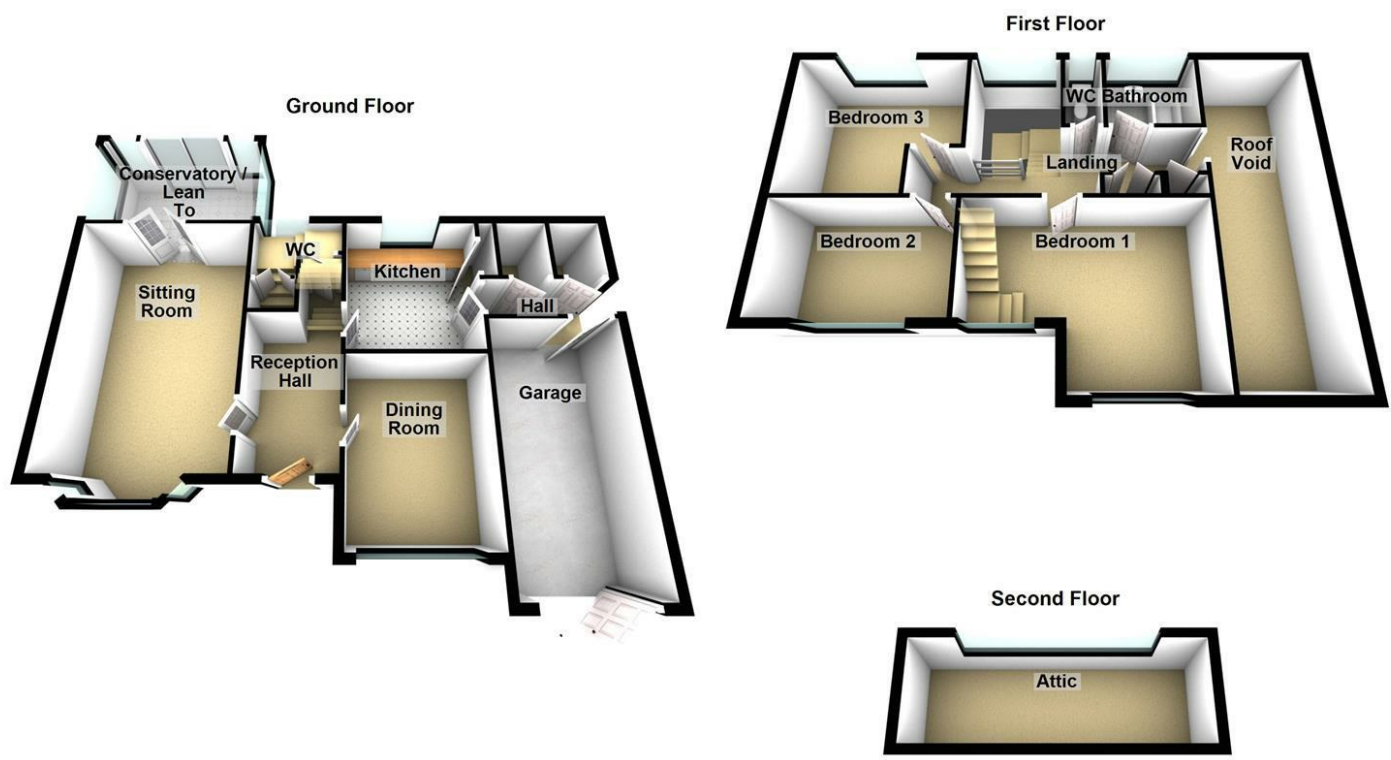
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	63	69
EU Directive 2002/91/EC		