

3 Bed House - Detached

Price £310,000

 Amber Road, Allestree, Derby, DE22 2QB



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IMMEDIATE POSSESSION - NO UPWARD CHAIN - A delightful well cared for modern detached family home having been thoughtfully extended on the ground floor to provide light and spacious accommodation which must be viewed to be appreciated. Standing on a mature sizeable landscaped plot in this sought after locality, the property, benefiting from gas central heating and UPVC double glazing briefly comprises; reception hall, extended lounge flowing through to a dining room, well equipped kitchen, spacious utility room with guest's cloakroom / Wc off. On the first floor a landing leads to three bedrooms and shower room. Outside is a block paved driveway and extensive mature rear garden with large workshop. The property is sold freehold. Council tax band D. Energy rating D.

Reception Hall



Having UPVC opaque double glazed entrance door with matching side light, radiator and staircase to first floor.



Extended Sitting Room 18'0" x 12'9" maximum (5.51 x 3.89 maximum)



Having a feature stone fire surround with log effect living flame fire, television and media connection points, two double wall light points, deep understairs storage cupboard, radiator and UPVC double glazed window to front aspect. The sitting room flows through to the:-



Dining Room 10'2" x 8'5" (3.12 x 2.59)



Having a BT connection point, radiator and UPVC double glazed French door to rear garden.

Fitted Kitchen 10'0" x 6'11" (3.07 x 2.13)



Having a range of white high gloss shaker style, soft close fitted wall and base cupboards with laminated working surfaces, inset stainless steel sink top with

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side drainer, vegetable preparation bowl and hot and cold mixer tap, stainless steel four burner gas hob with matching electric fan assisted double oven and grill, canopy extractor hood with down lighter, space for larder fridge and freezer, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, recessed airing cupboard and UPVC double glazed window to rear aspect.



Utility Room 23'1" x 5'9"
maximum (7.04 x 1.76 maximum)



Having a range of high gloss wall and base cupboards with laminated working surfaces, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, space and plumbing for both automatic washing machine and dish washer, space for dryer. walk in storage cupboard (housing the gas boiler), ceramic tiled floor, radiator, ceiling LED down lighters and UPVC double glazed doors to both front and rear aspects.



Guests Cloak Room/WC



Having modern white two piece suite with tiled walls and floor, ceiling extractor fan, radiator and UPVC opaque double glazed window to front aspect.

First Floor Landing

With access to roof space (having pull down loft ladder) and UPVC double glazed window to side aspect.

Principal Bedroom 15'9" x 9'8"
maximum (4.81 x 2.97 maximum)



Having a range of fitted bedroom furniture,

radiator and UPVC double glazed window to front aspect.



Bedroom Two 10'2" x 9'4" (3.11 x 2.86)



Having a radiator and UPVC double glazed window offering delightful views over the rear garden.



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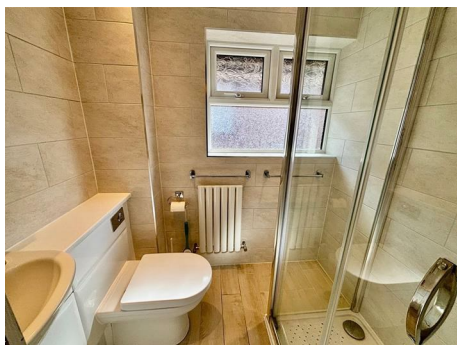
Bedroom Three 10'4" x 6'2" (3.15 x 1.88)



Having a radiator and UPVC double glazed window (offering delightful views over the garden).



Shower Room



Having a modern white three piece suite comprising; concealed flush wc, wash hand basin nestling into a white high gloss vanity

unit and double walk in shower with chrome mains fed shower, shower cabinet and door, complimentary ceramic tiled walls with contrasting ceramic tiled floor, shaver socket, radiator, ceiling LED down lighters and UPVC opaque double glazed window to side aspect.

Outside



The property occupies a substantial, professionally landscaped plot, at this highly sought after residential address. To the front is a block paved fore court giving car standing space for approximately two/three cars and has raised shrubbed planters. The sizeable south easterly facing mature rear garden, is enclosed by close panelled fencing, together with a screen of well trimmed hedging, laid to two lawns with lower and upper patio areas, pathway, deep filled mature shrubbed borders, timber potting shed, cold water tap, security lighting and garage/workshop, measuring internally 5.72 x 3.13m, supplied with power and light.



Please Note

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

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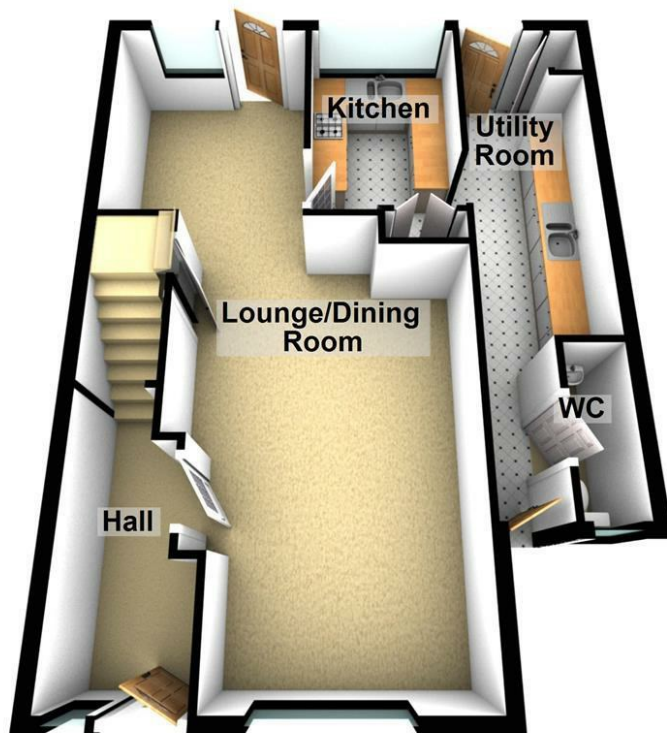
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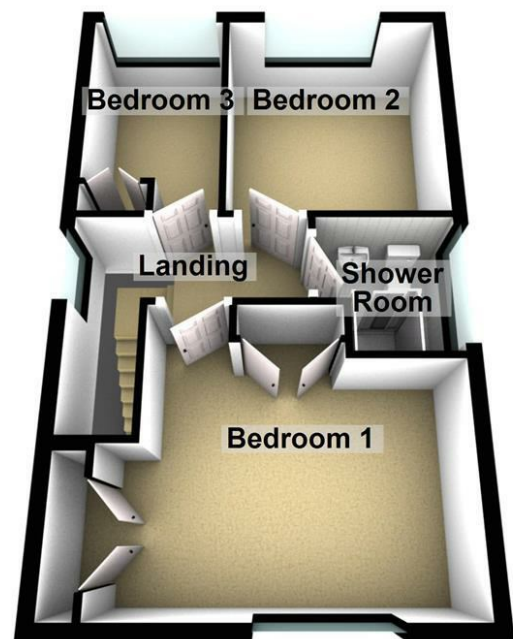
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Ground Floor



First Floor



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