



4 Bed House - Detached

Plot 10, Allestree Firs Woodlands Road, Allestree, Derby DE22 2HH

Price £875,995 Freehold



Fletcher
& Company

www.fletcherandcompany.co.uk

- Substantial Home Set Over Two Floors, Offering Generous Space Within a Classic Layout
- Lounge & Office
- Kitchen/Dining Room with Open Plan Living
- Four Bedrooms with Two Dressing Rooms
- Two En-suites & Family Bathroom
- South Facing Landscaped Front & Rear Gardens
- Block Paved Driveway - 3 cars side-by-side & Double Garage
- Exclusive Cul-de-Sac Location Close to Allestree Park
- Quick access to Duffield, Quarndon & Kedleston Golf Club
- November 2026 Estimated Completion - Built by Casamia Homes

The Douglas is a substantial four-bedroom home set over two floors, offering generous space within a classic layout. Built by Casamia Homes.

The ground floor features a large open-plan kitchen, dining and living area, alongside a separate lounge and office, plus an attached double garage and utility space. Upstairs, four well-proportioned bedrooms include a principal suite with dressing room and en-suite, an additional en-suite bedroom, and a family bathroom, creating a spacious and refined home with a more traditional two-storey design.

Allestree is a very popular residential suburb of Derby, approximately 3 miles from the city centre and provides an excellent range of local amenities including the noted Park Farm shopping centre and bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park together with Kedleston Golf Course. Transport links are close by and fast access onto the A6, A38, A50 linking to the M1 motorway. The location is convenient for Rolls Royce, Derby University, Royal Derby Hospital and Toyota.

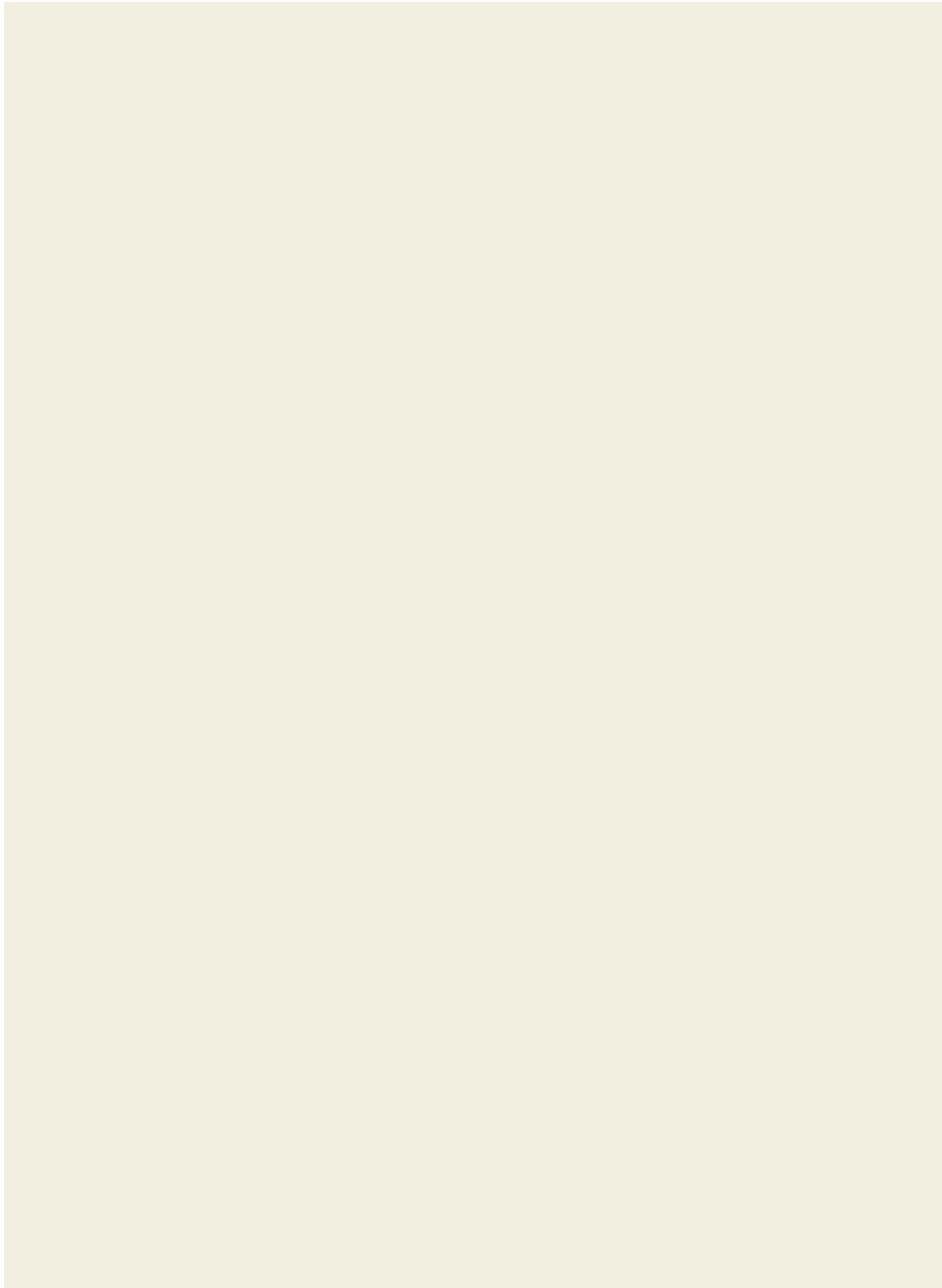
The Firs is located within the catchment area for the highly regarded Allestree Woodlands School, long respected for its academic standards and strong local reputation. For primary education, the development falls within the catchment for Portway Infant and Junior Schools, making this an ideal setting for families seeking a well-placed home within one of Allestree's most established residential areas.

For private education, some of the region's most established institutions are within easy reach: The Old Vicarage Preparatory School, Derby Grammar School, Derby High School, Repton School, Denstone College

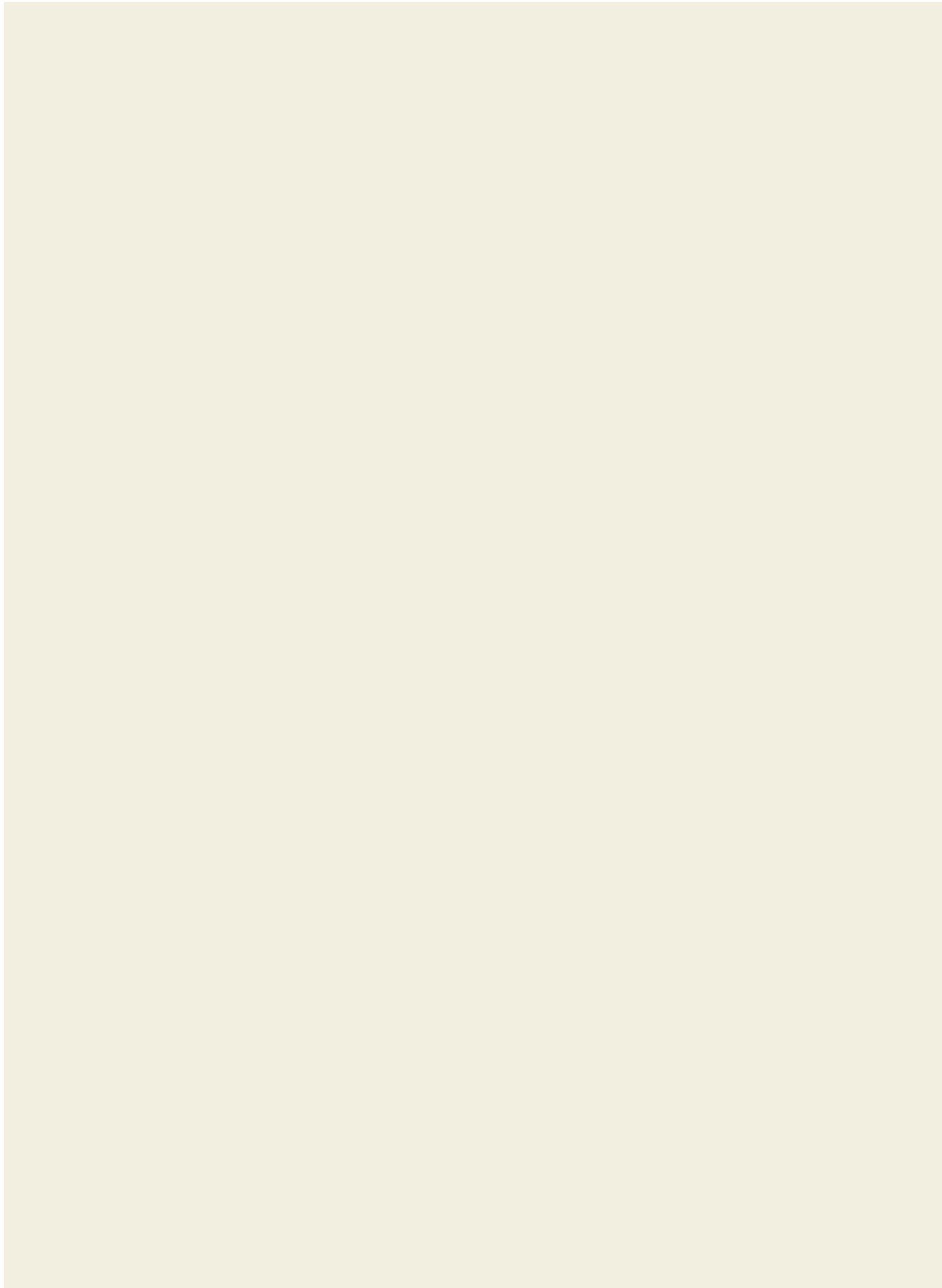
10 minutes to Derby Train Station with a direct service to London St Pancras in approximately 1 hour 30 minutes. 25 minutes to East Midlands International Airport. Leisure facilities are easily accessible, including David Lloyd and Nuffield Health at Pride Park - both only a 10 minute drive.



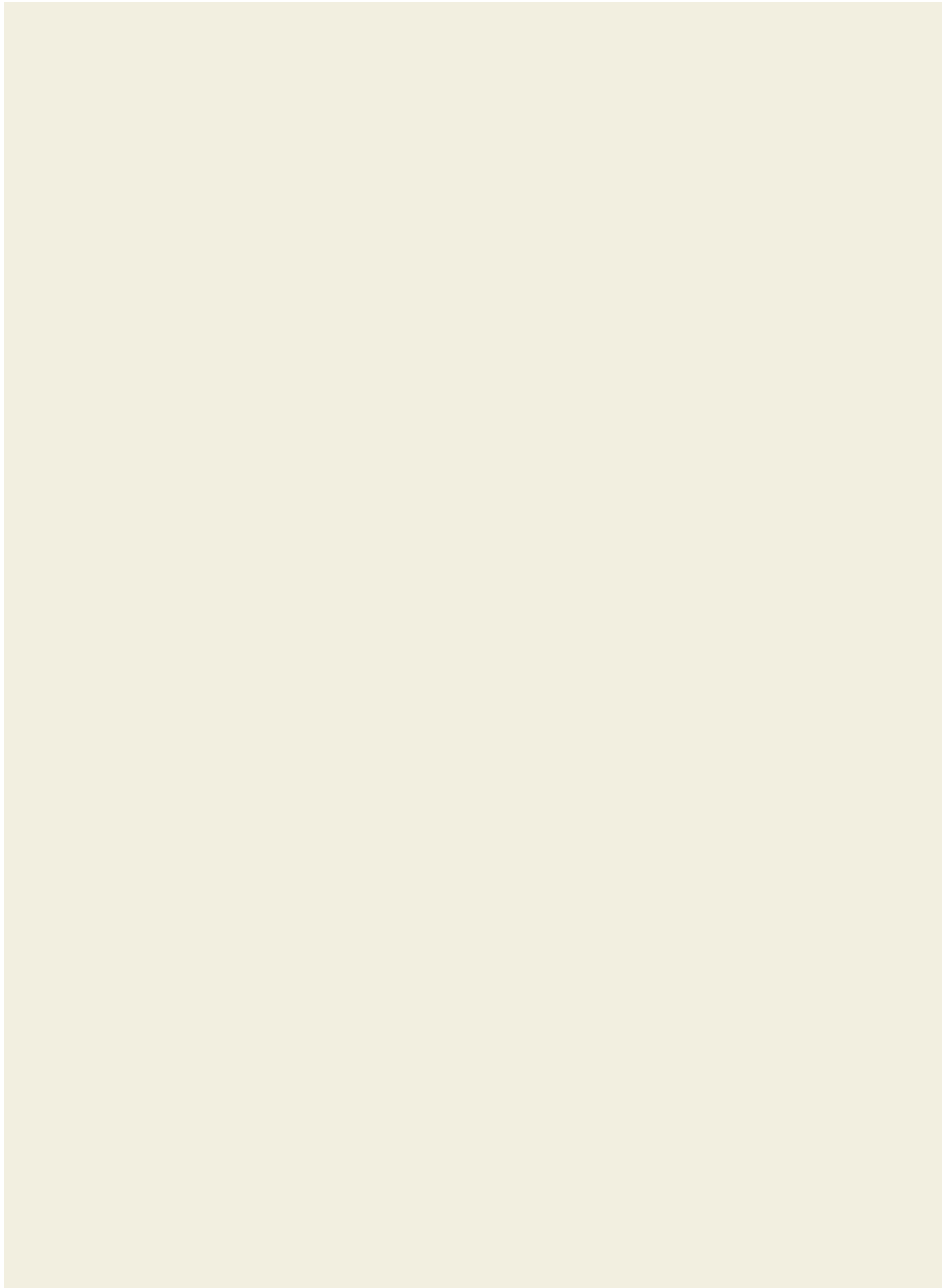
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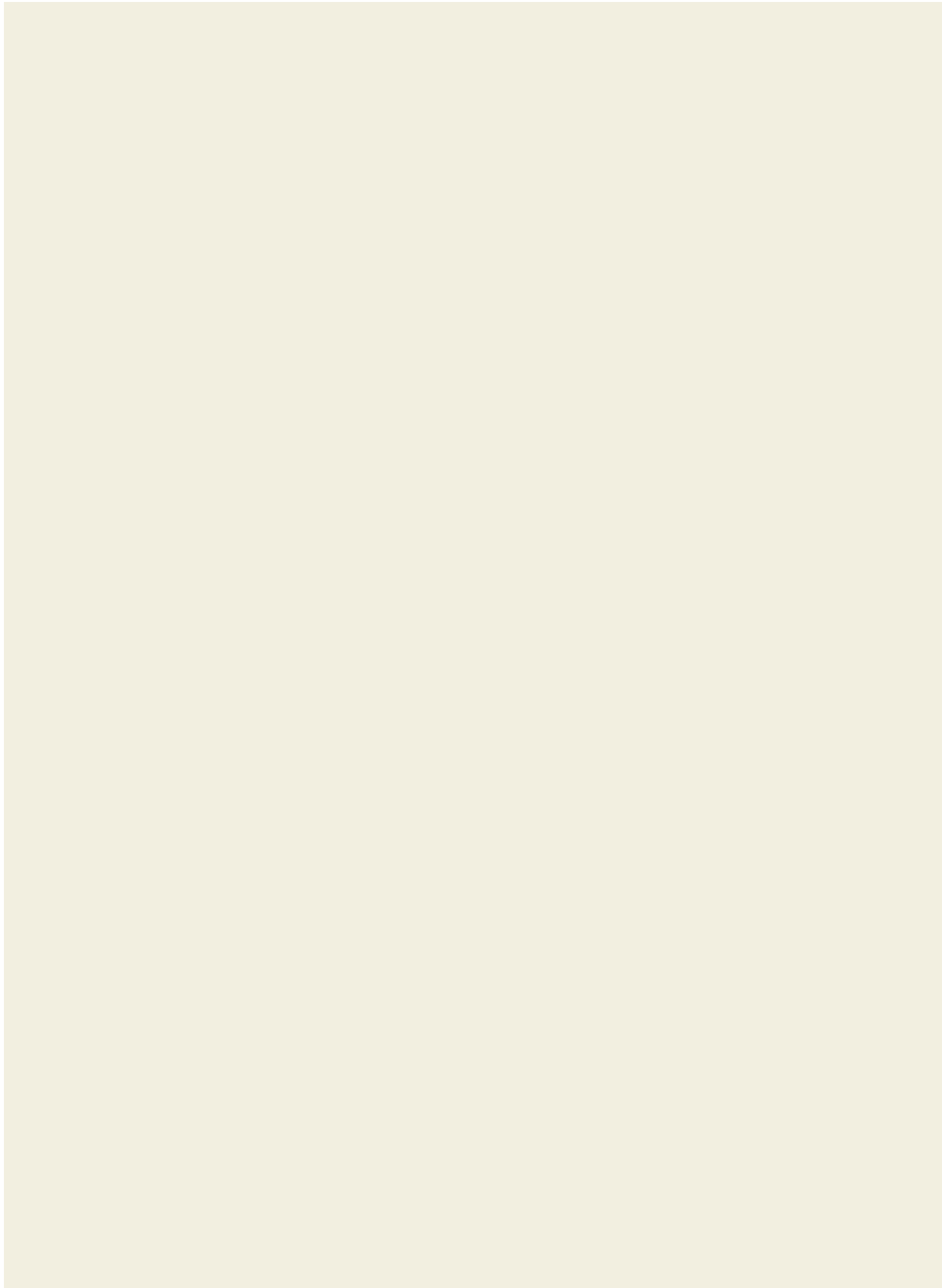
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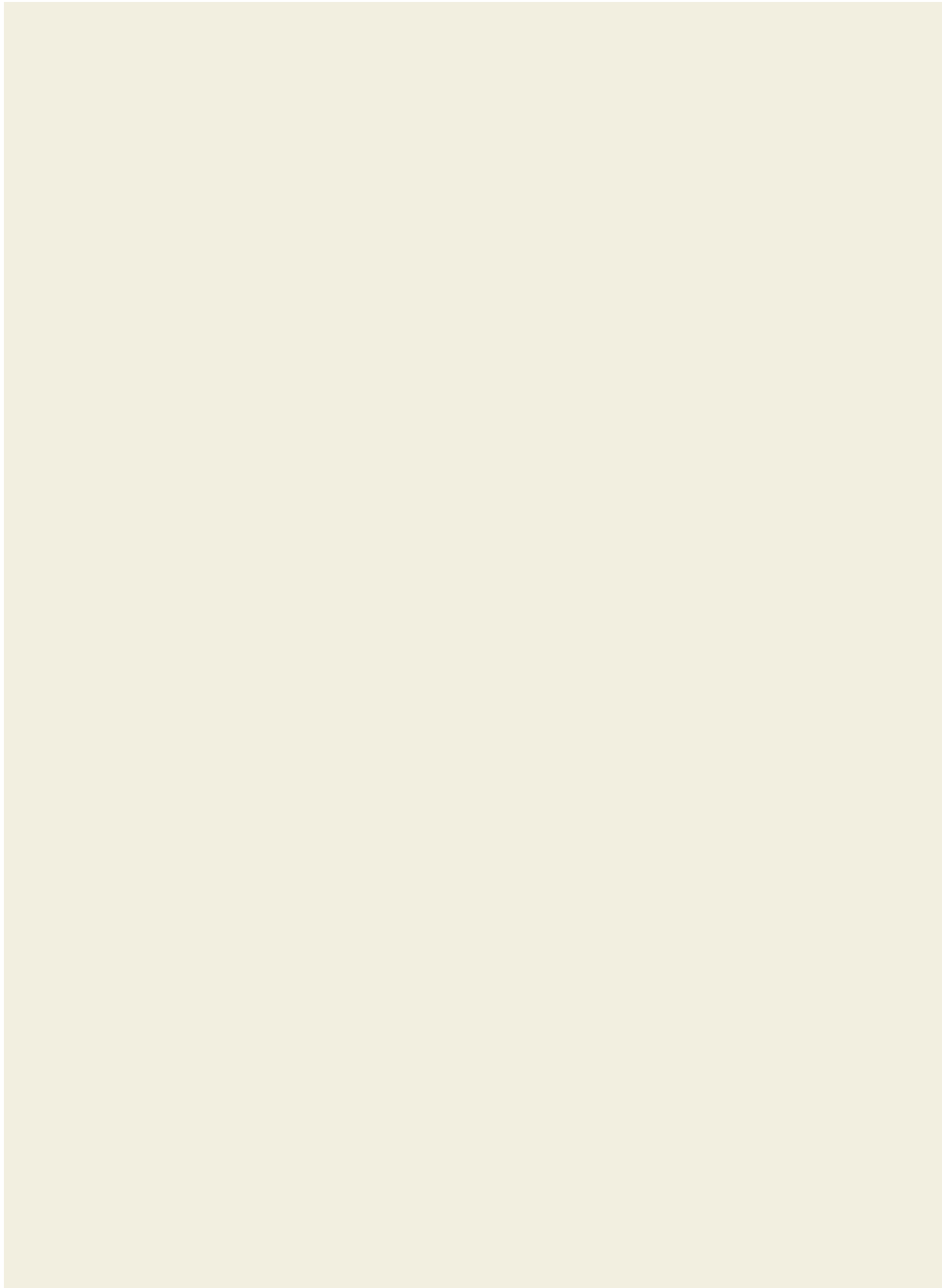
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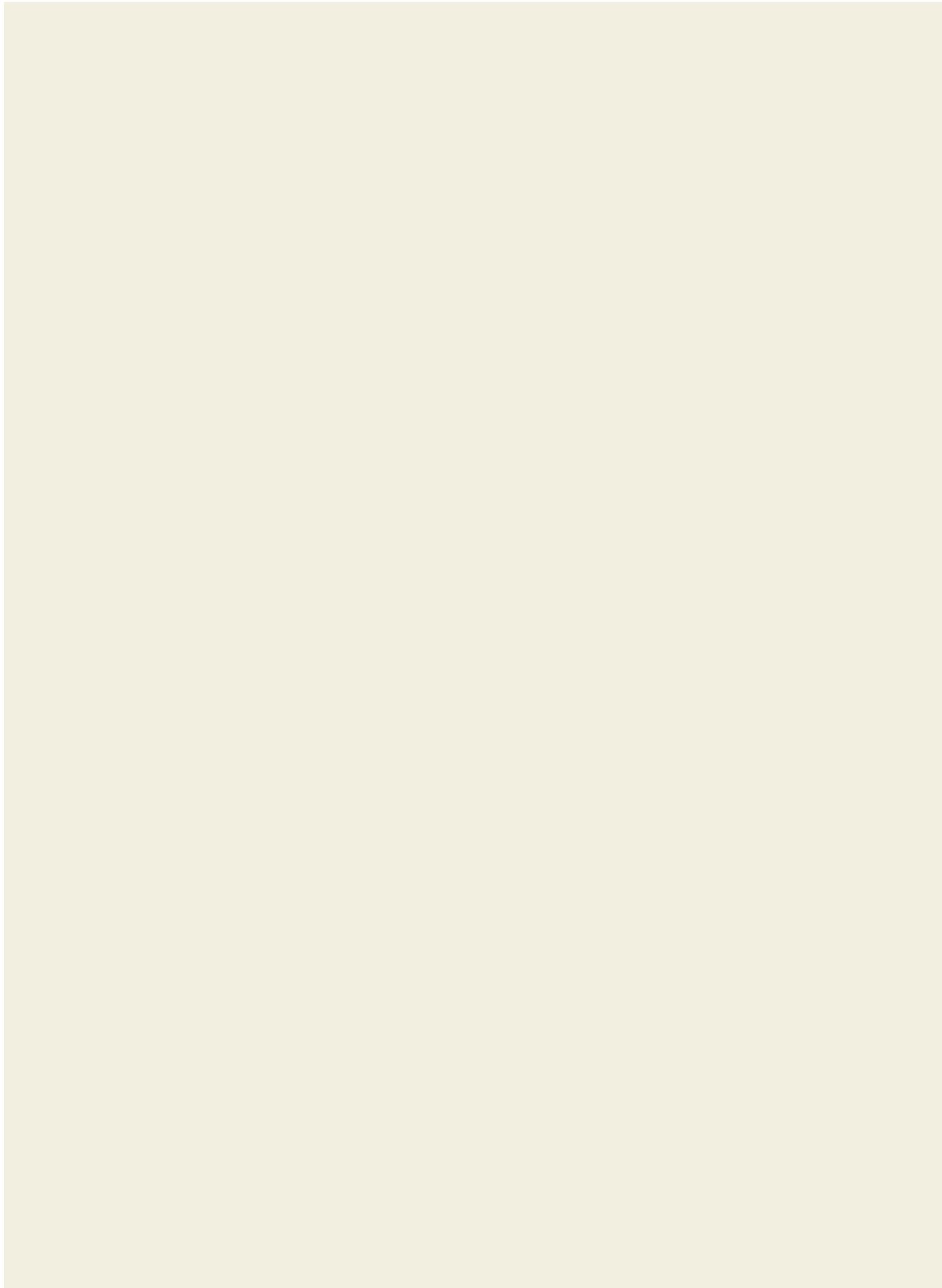
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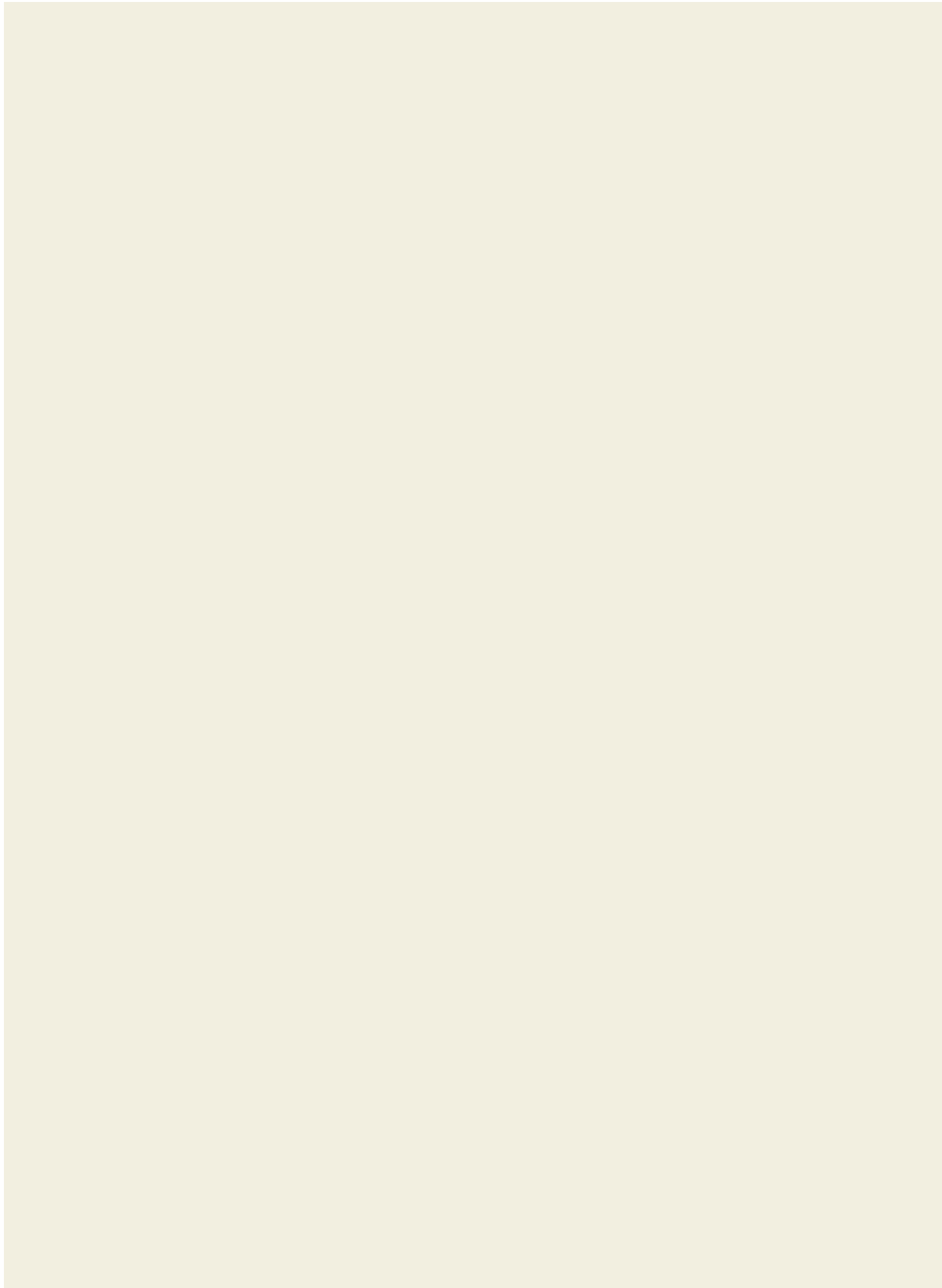
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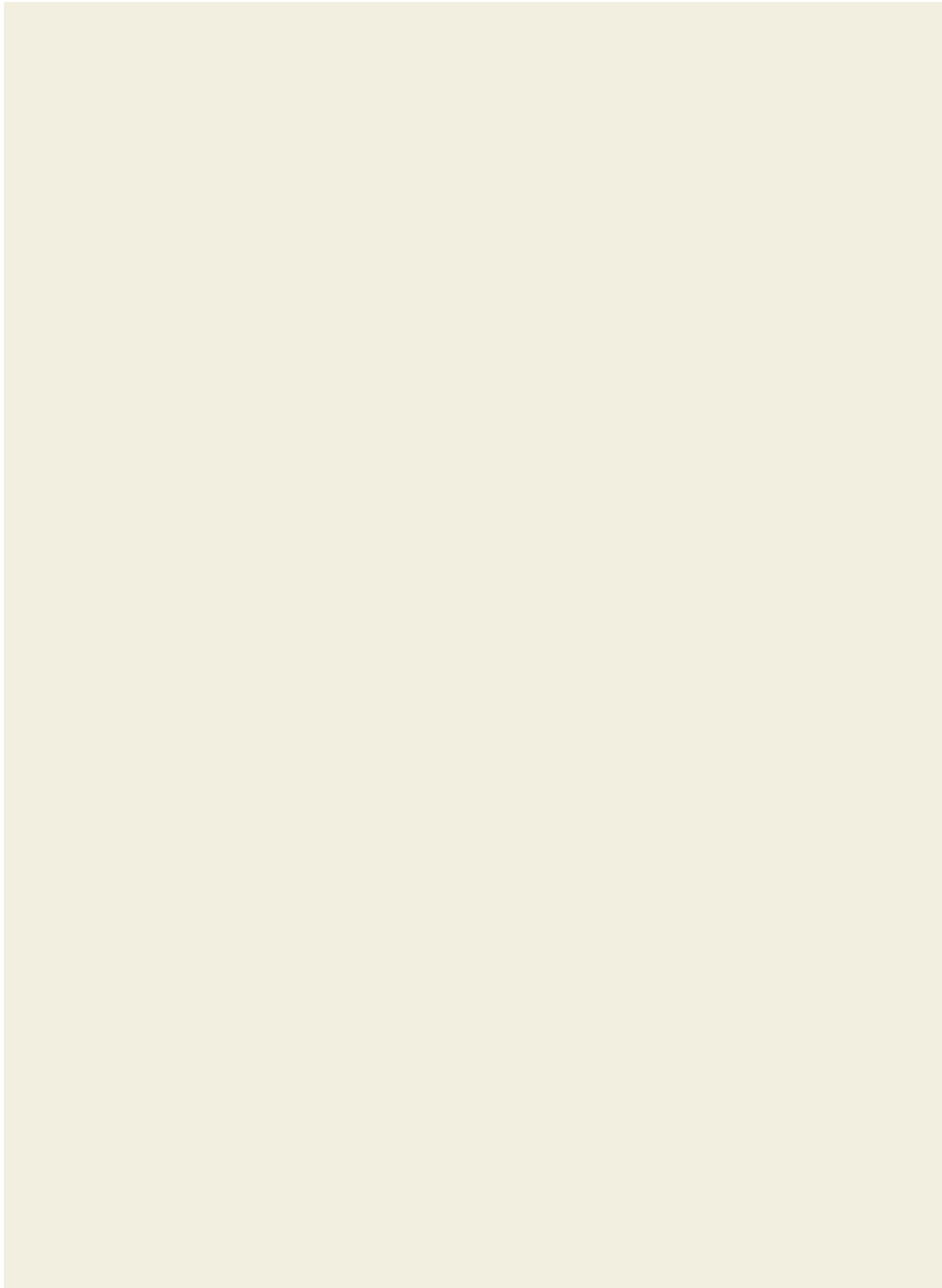
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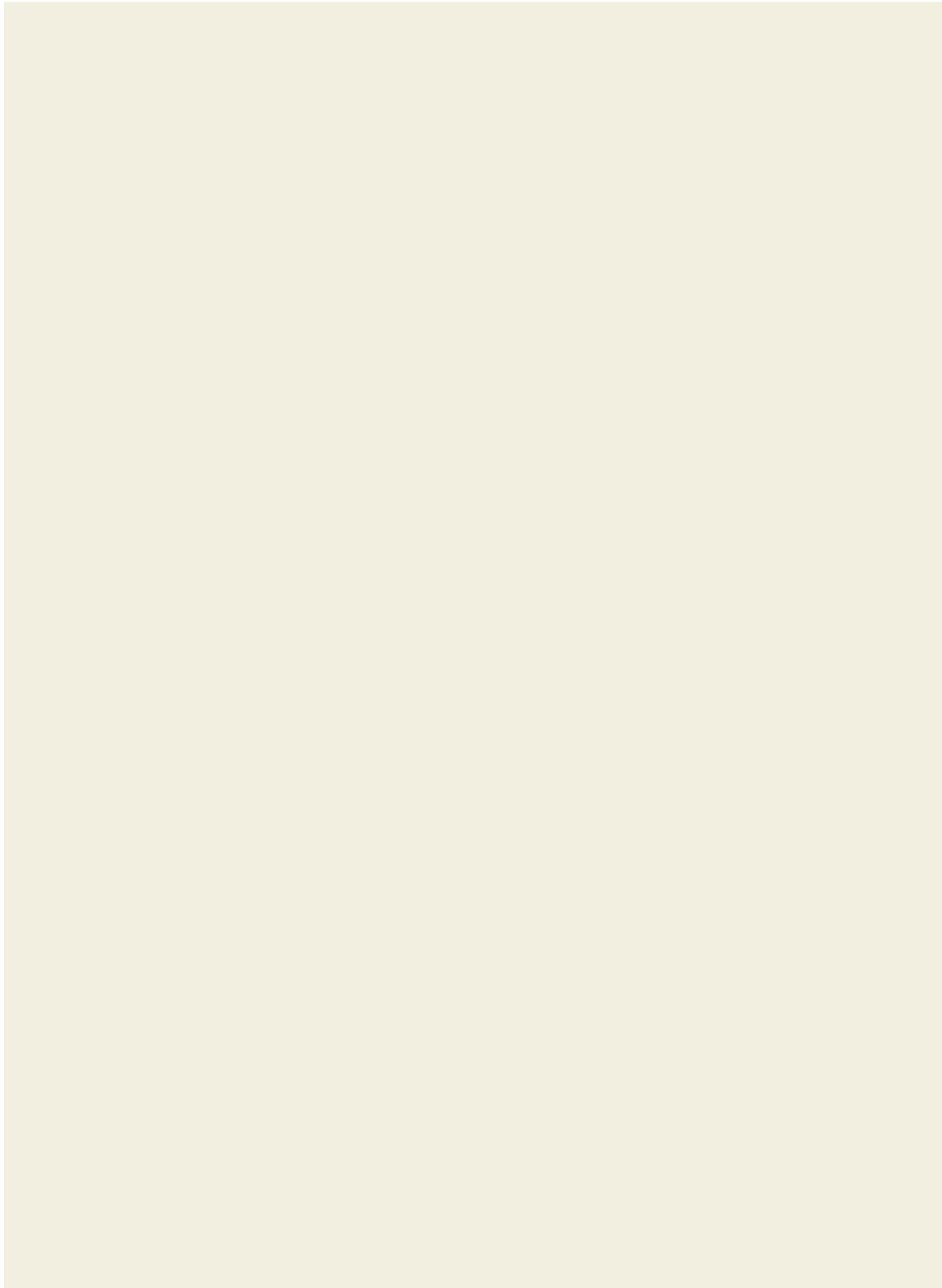
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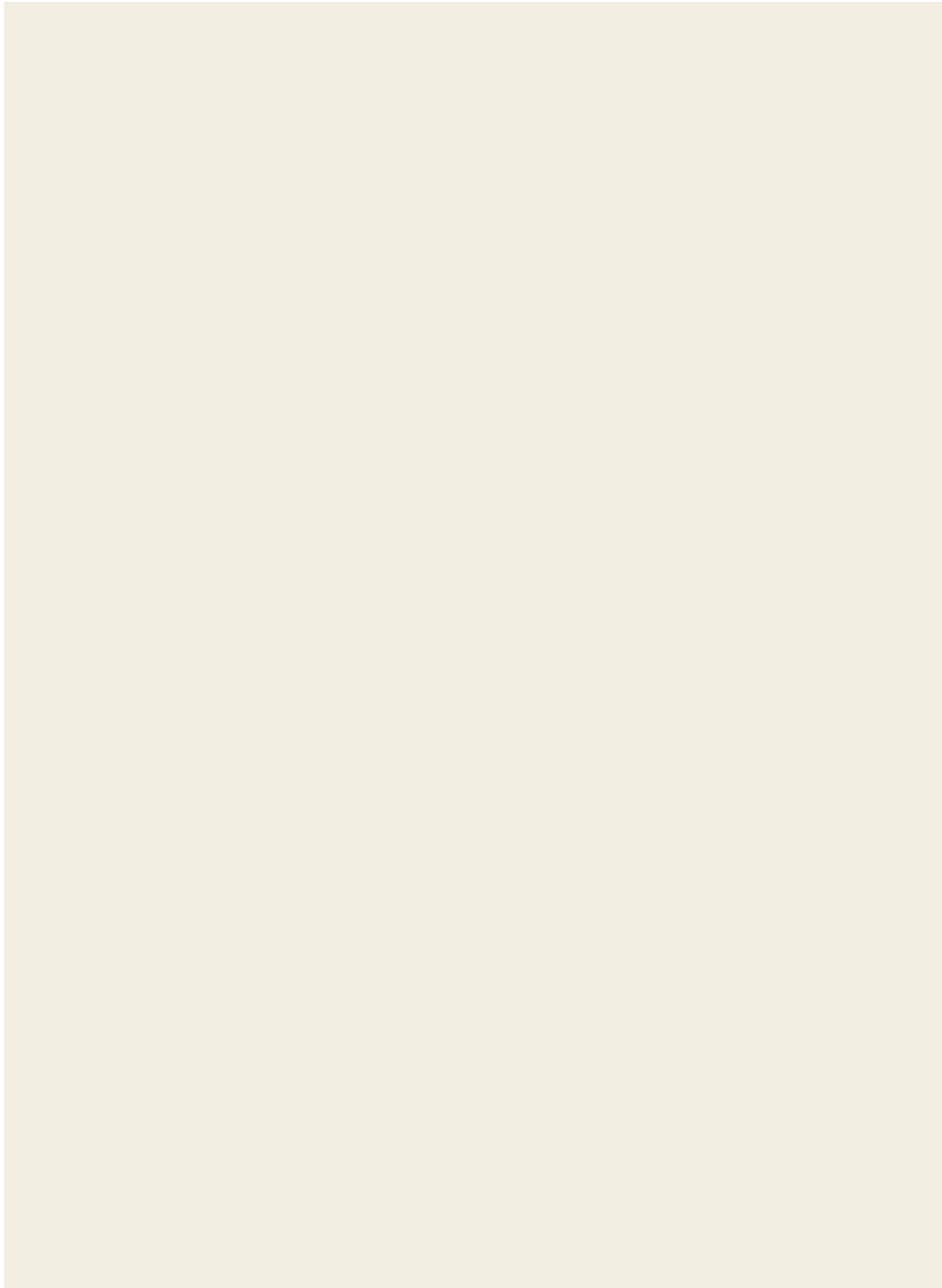
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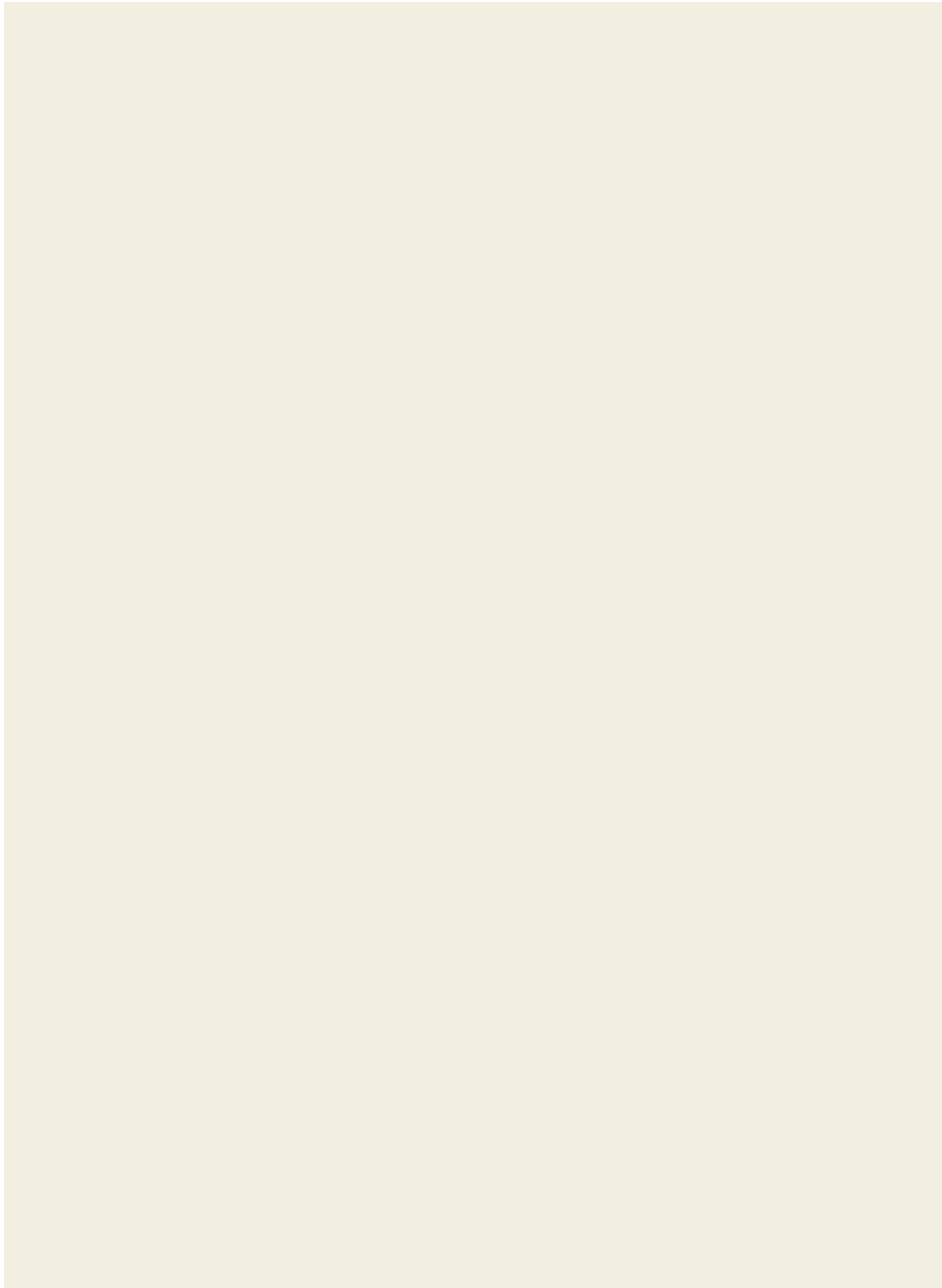
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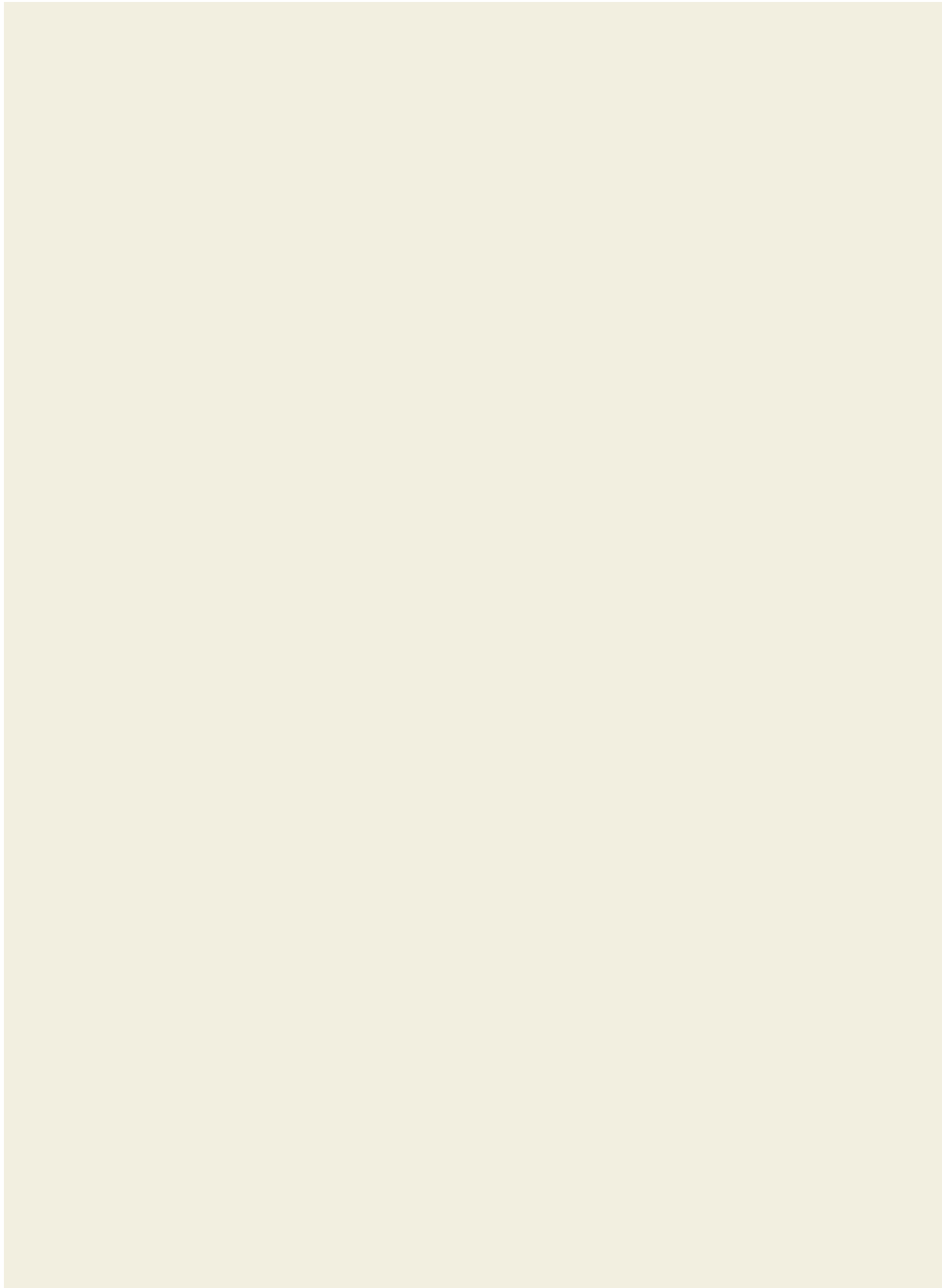
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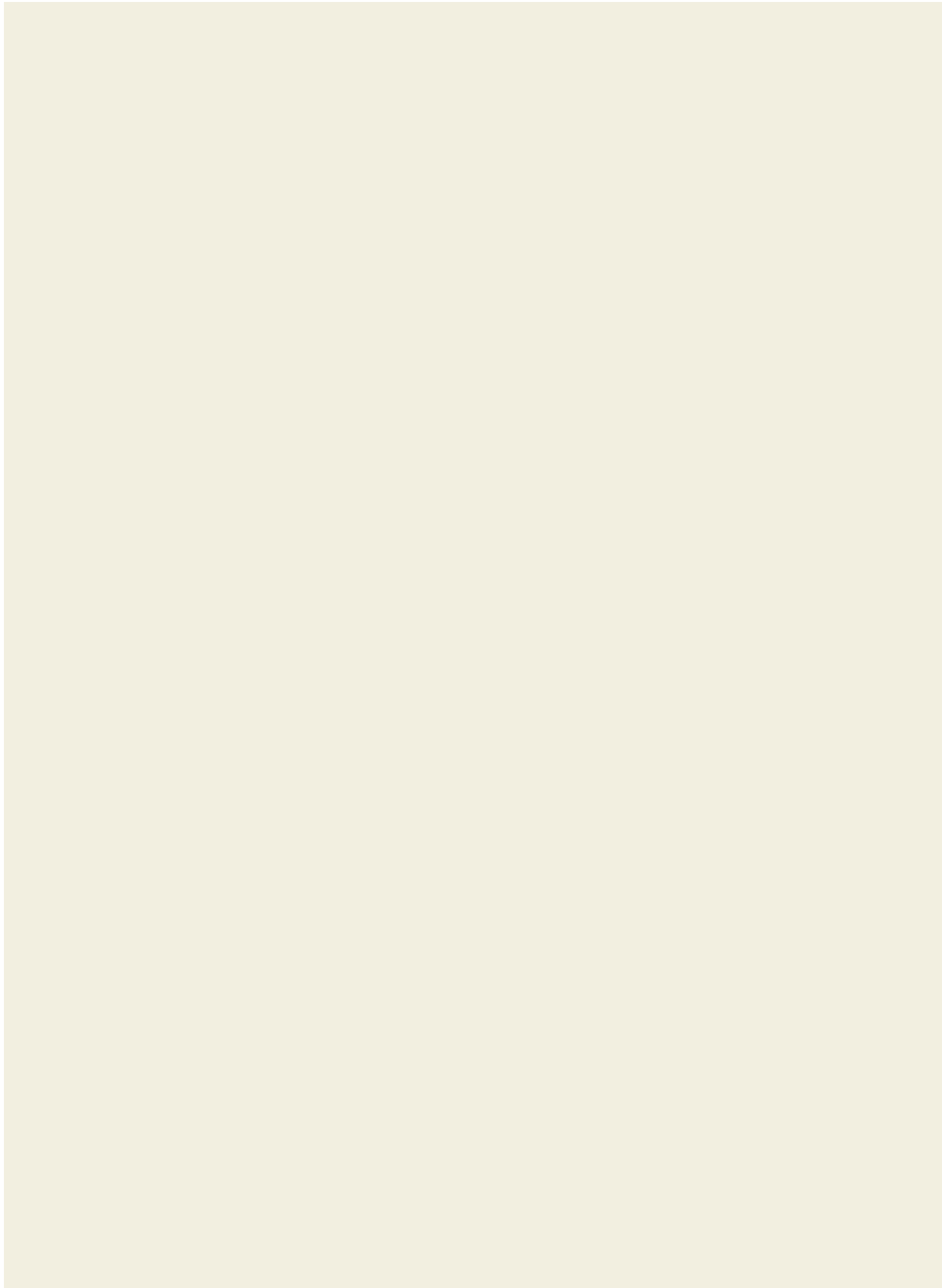
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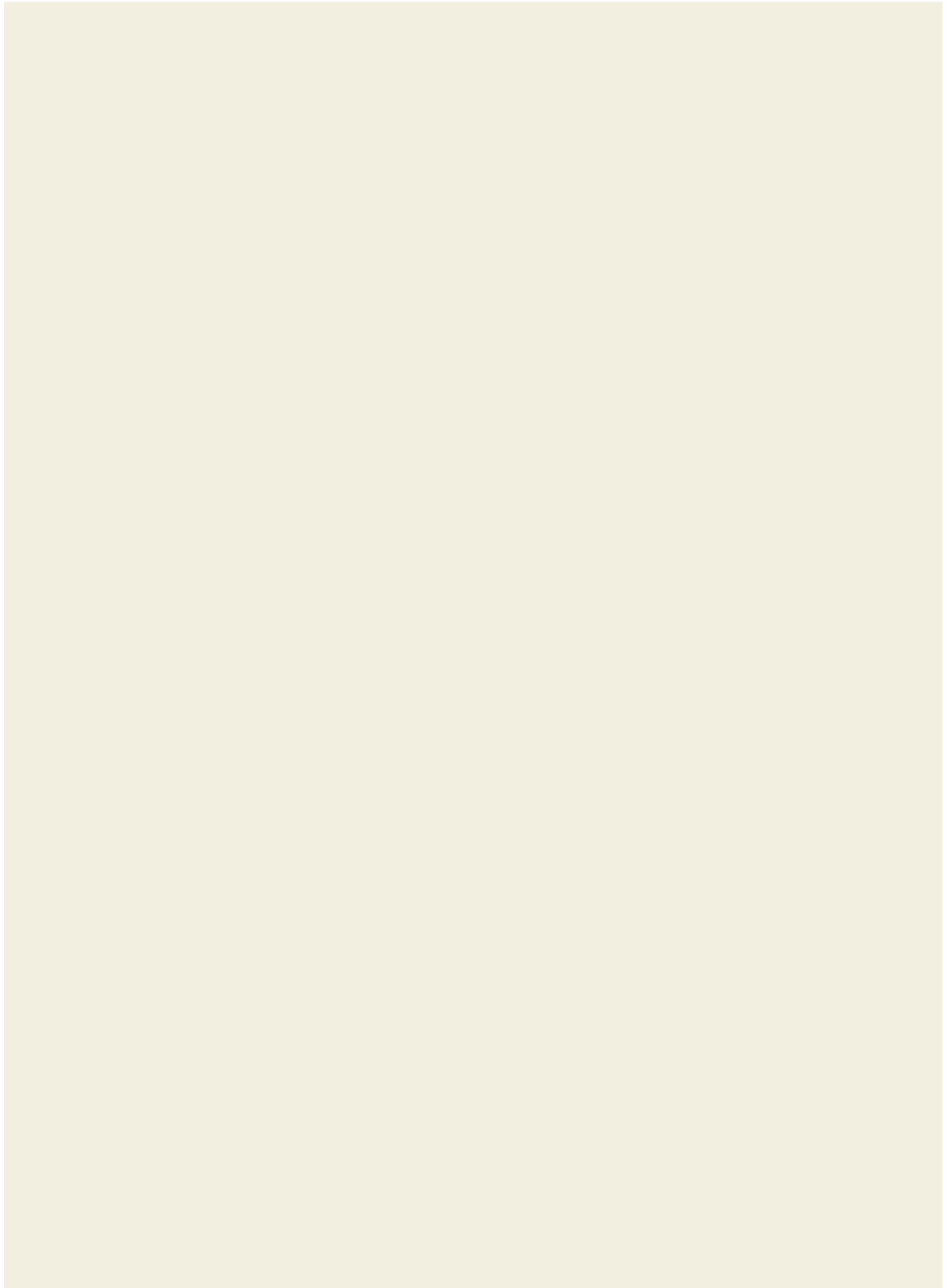


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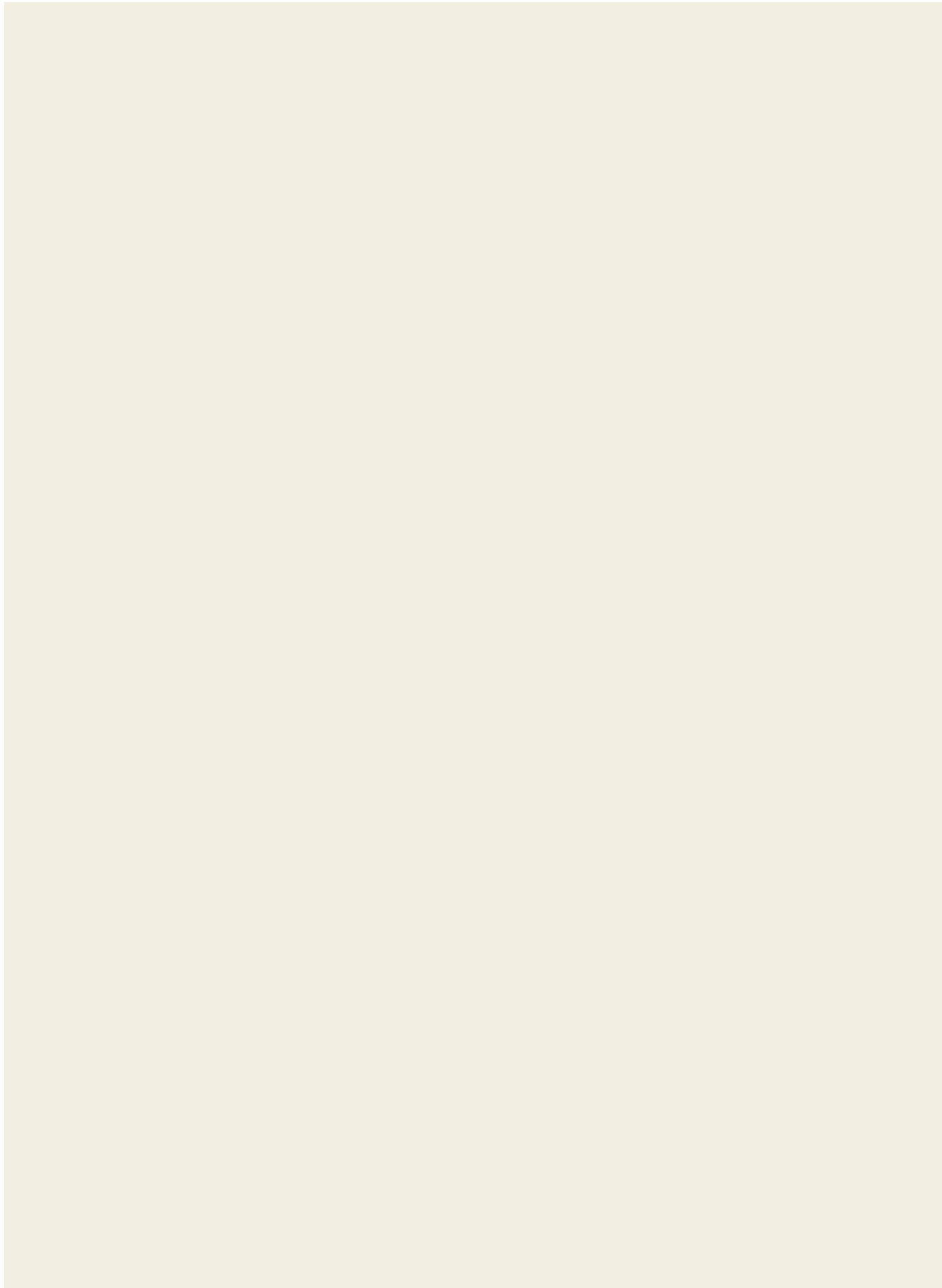


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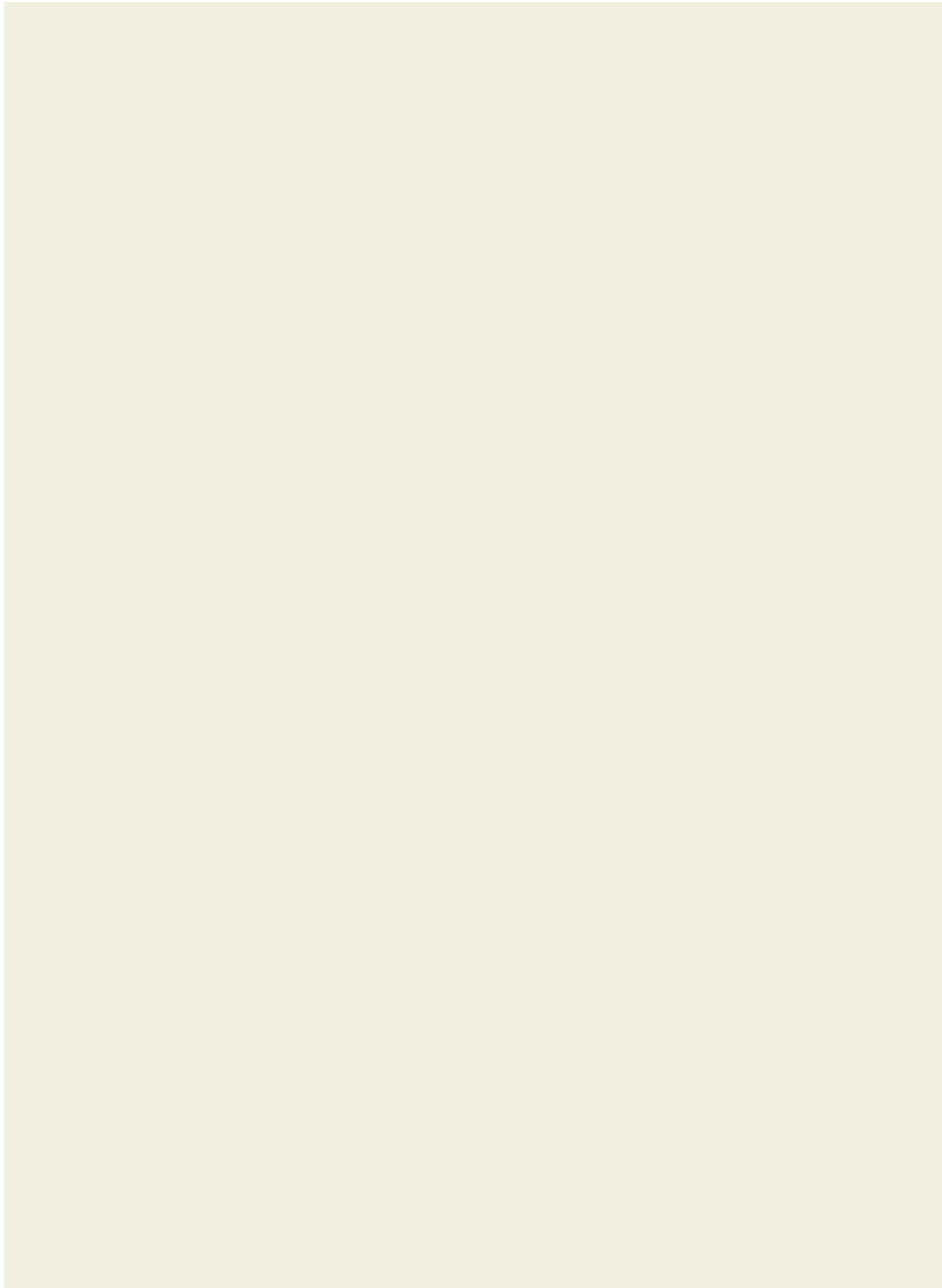
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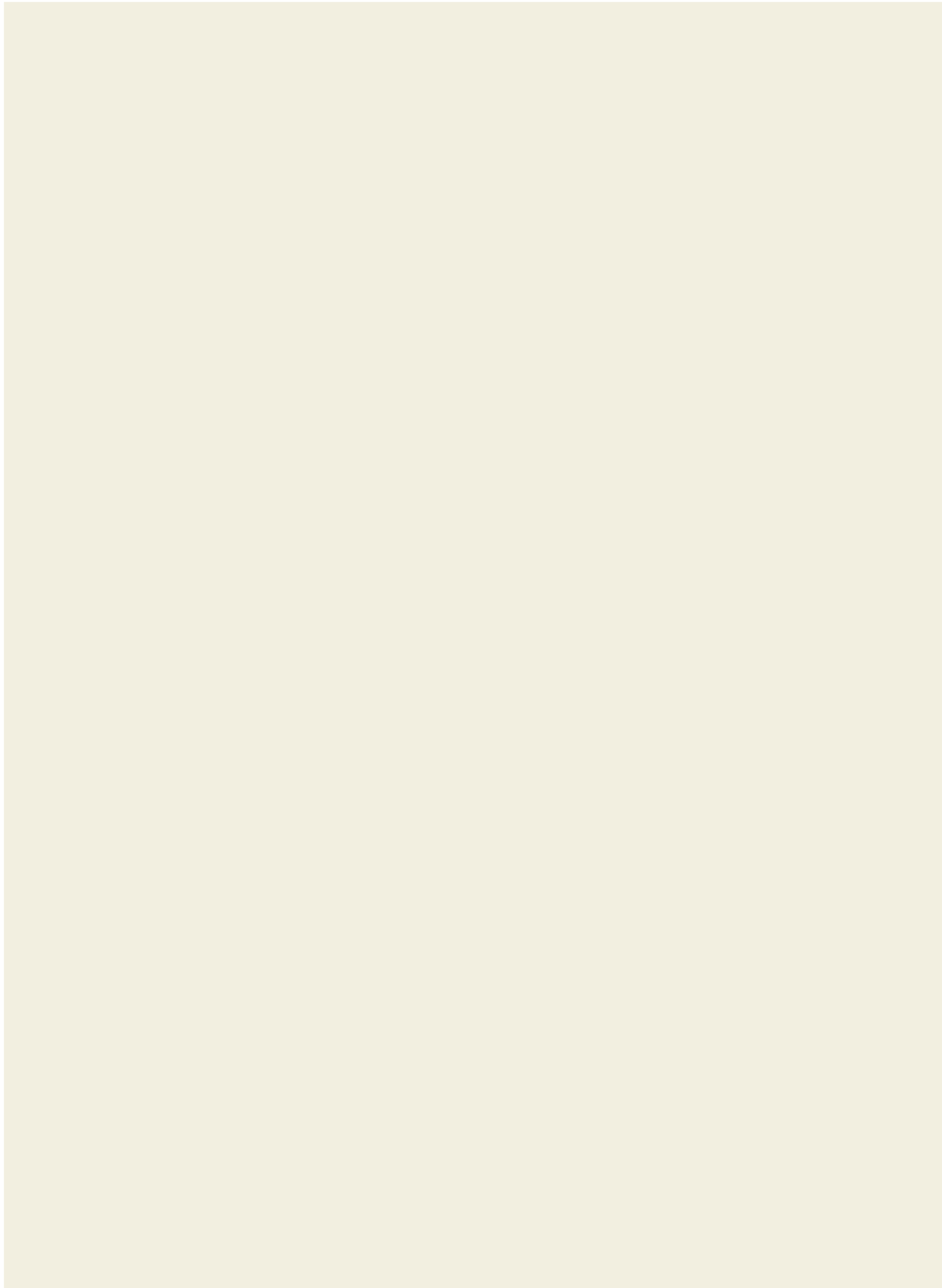
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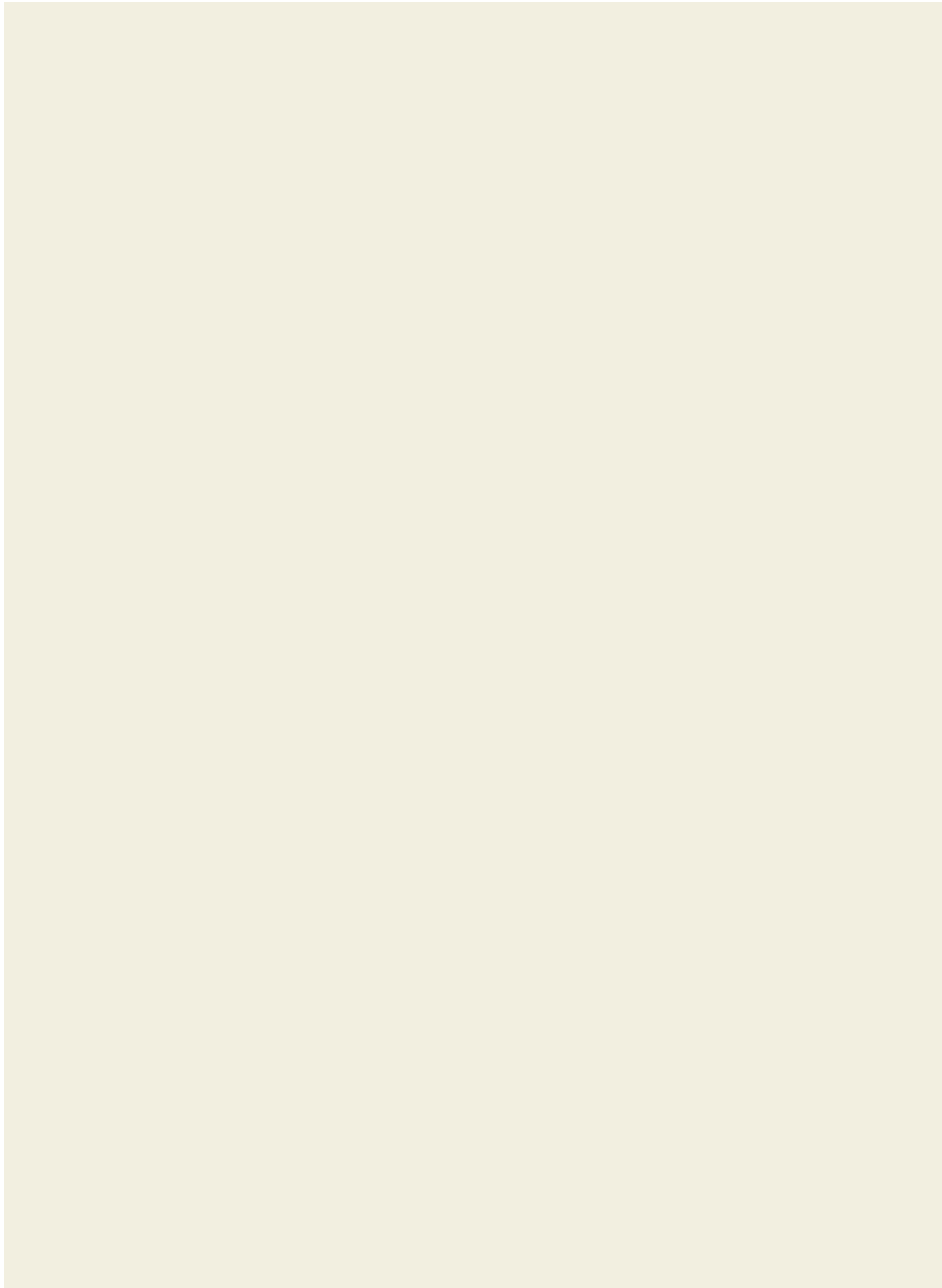
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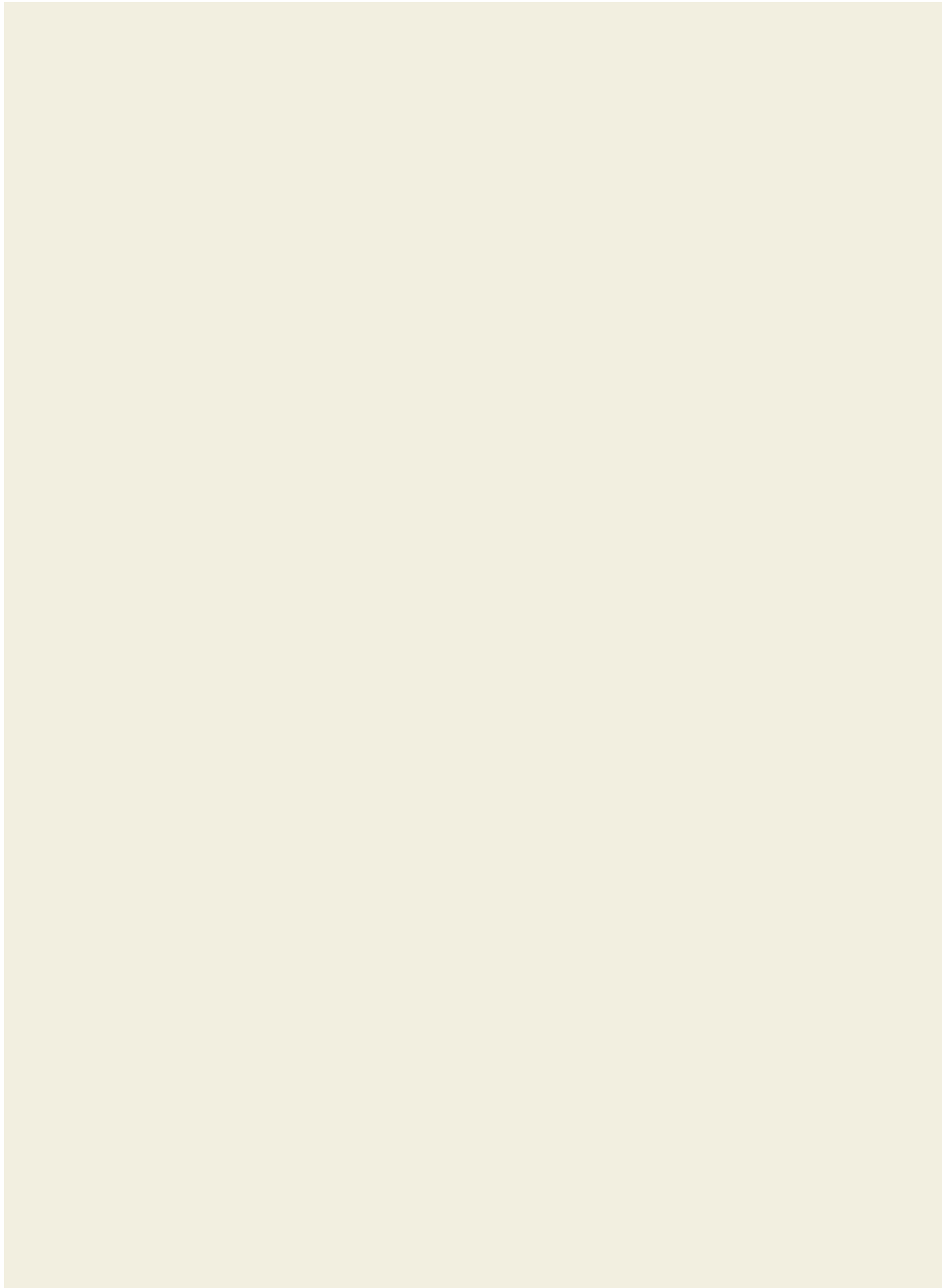
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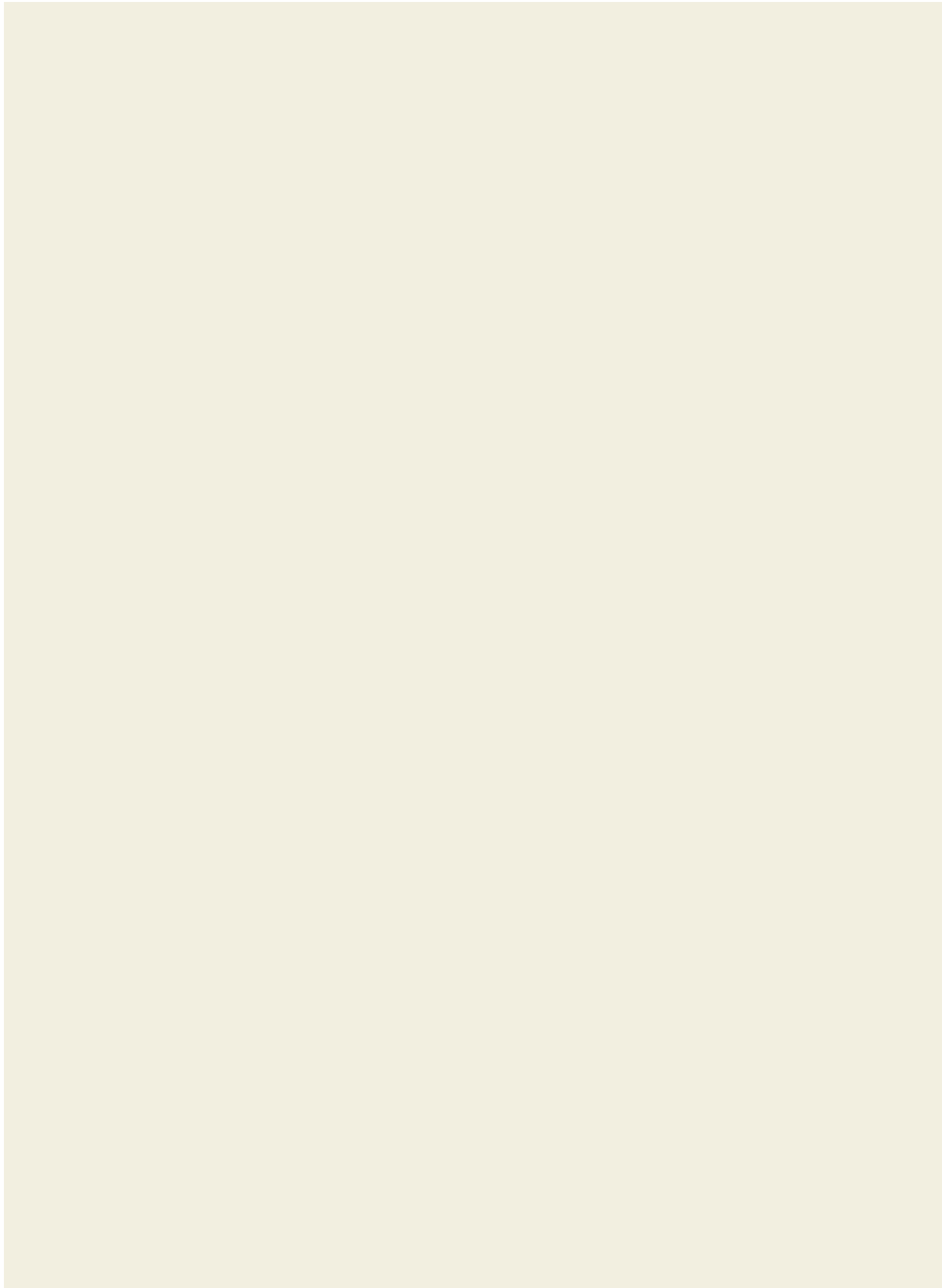
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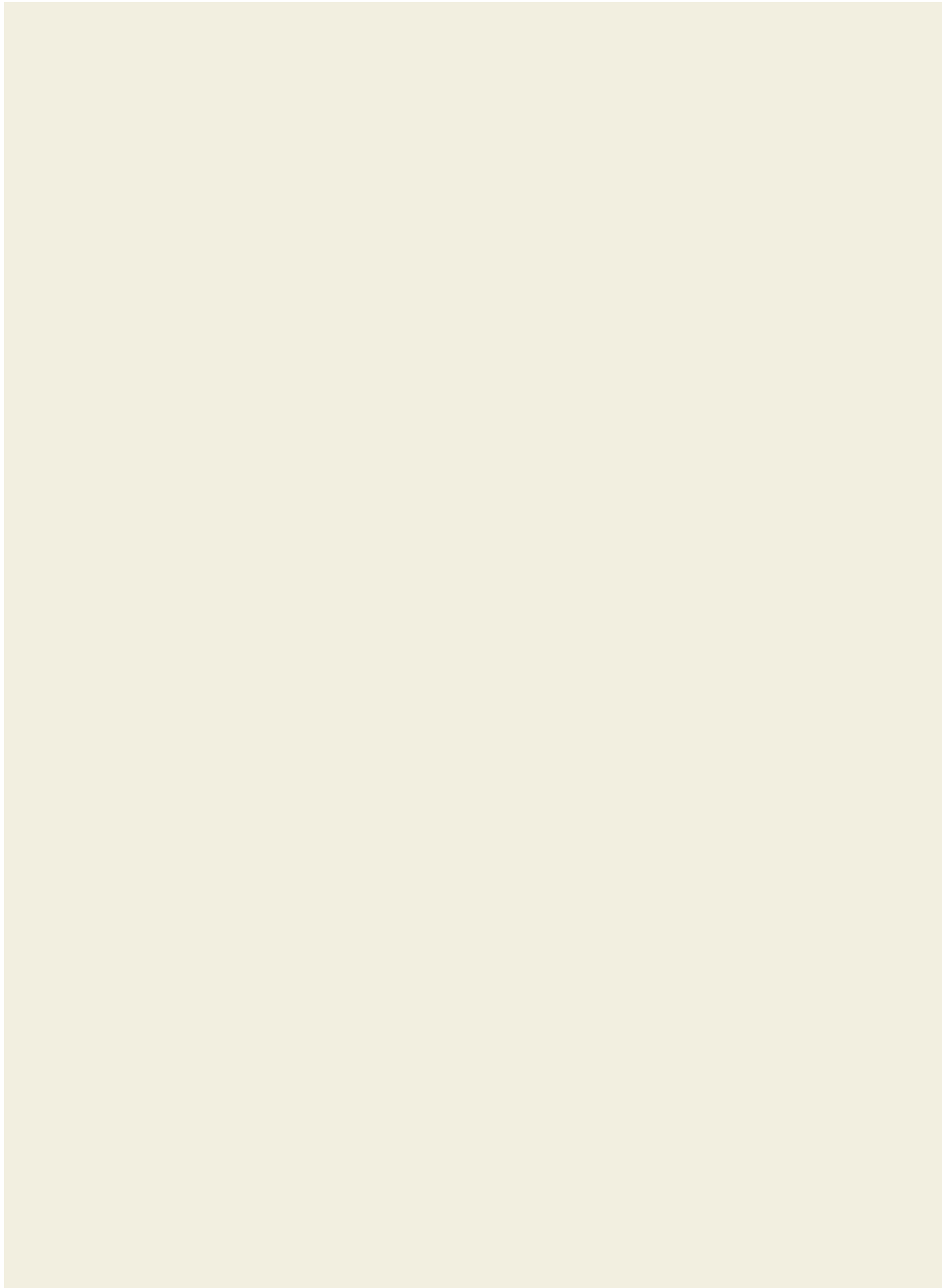
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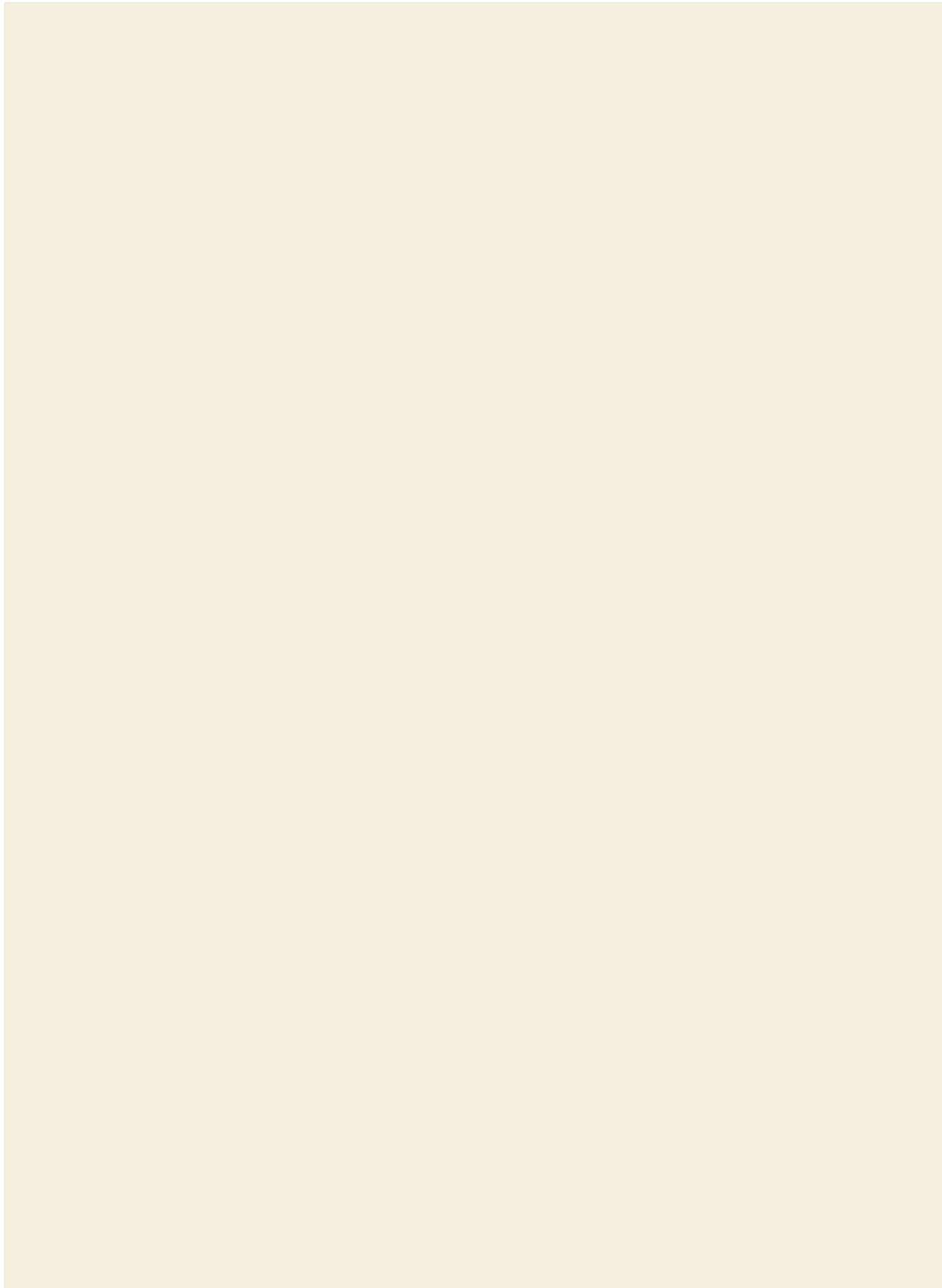
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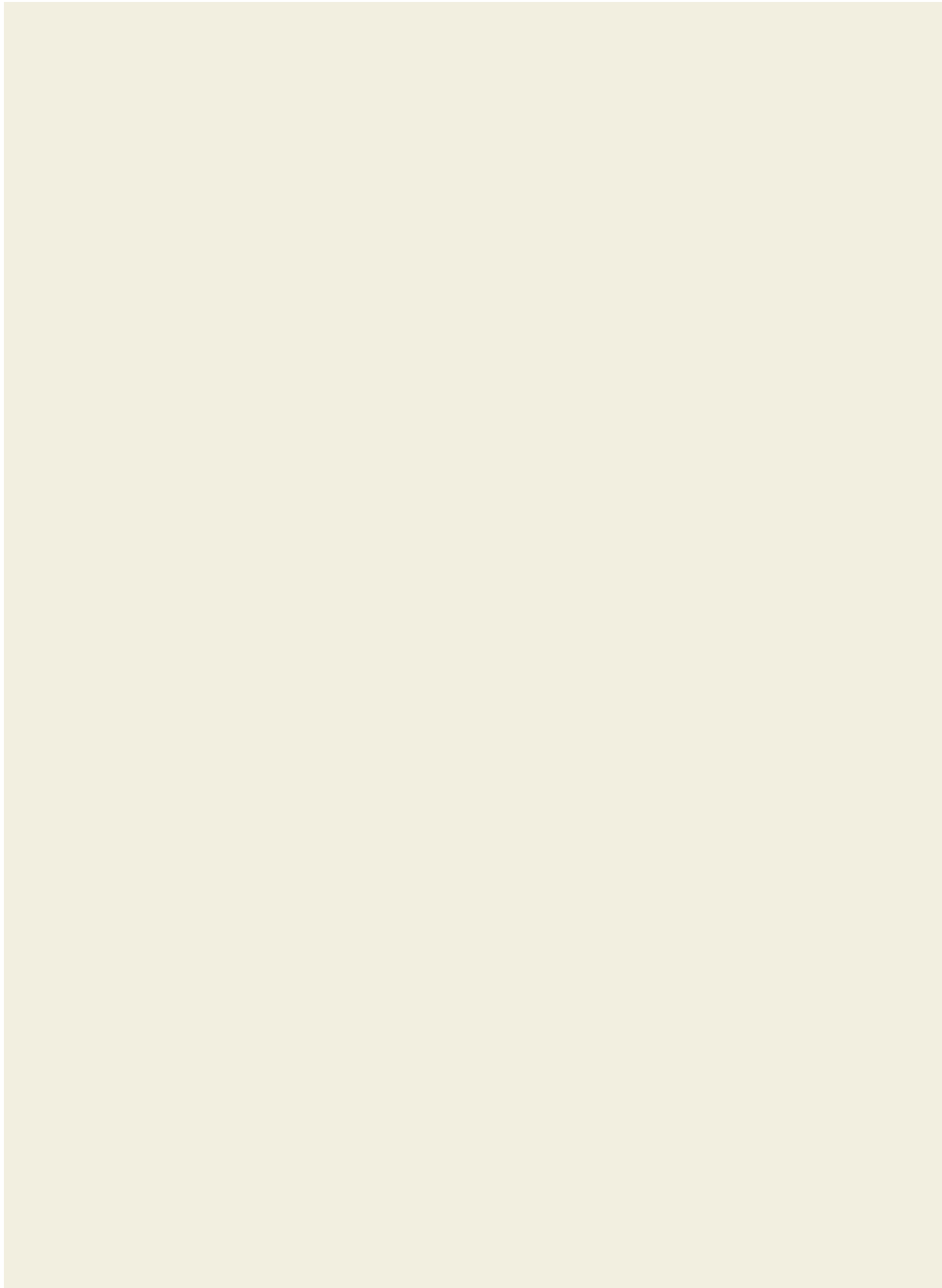
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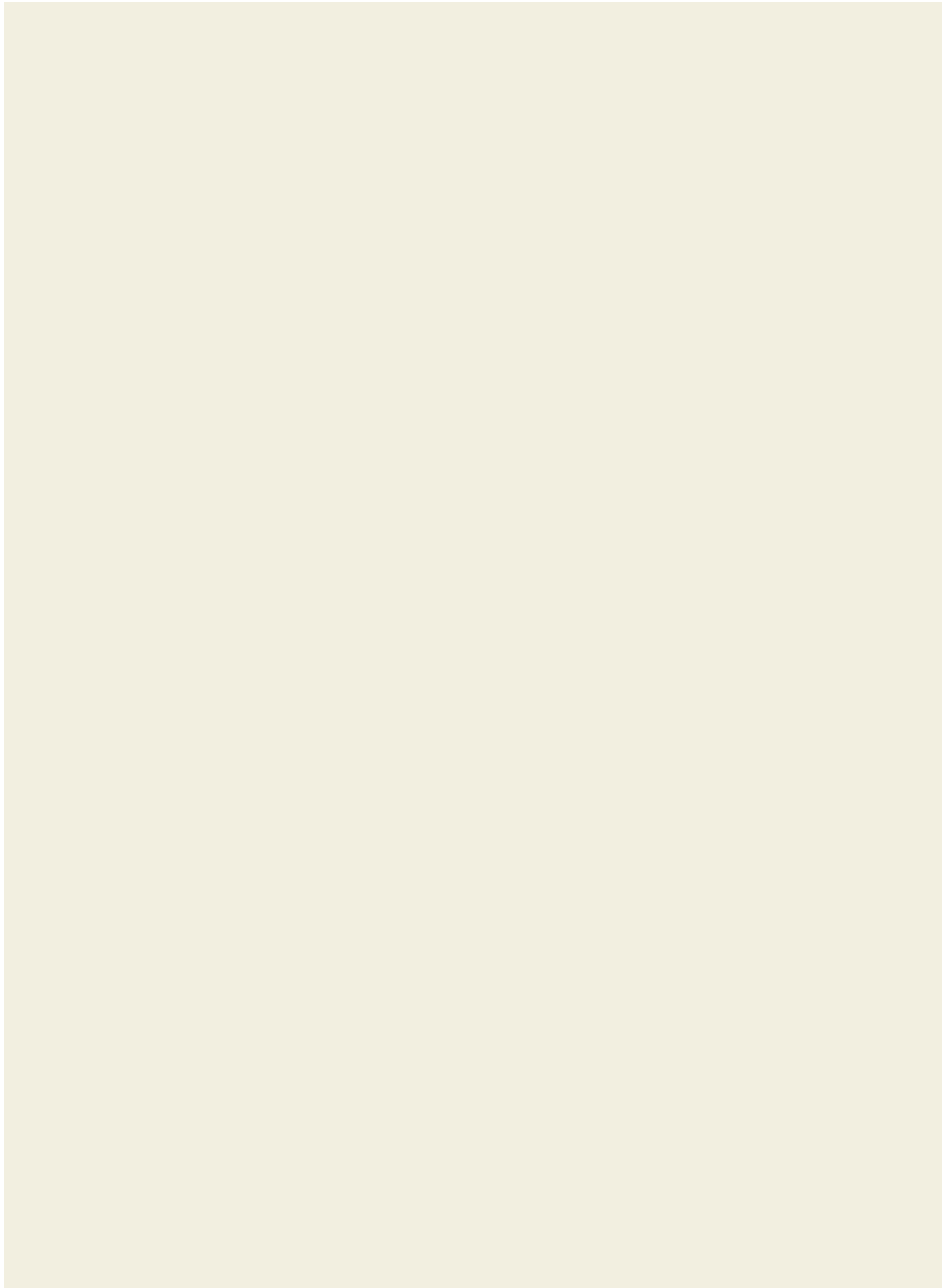
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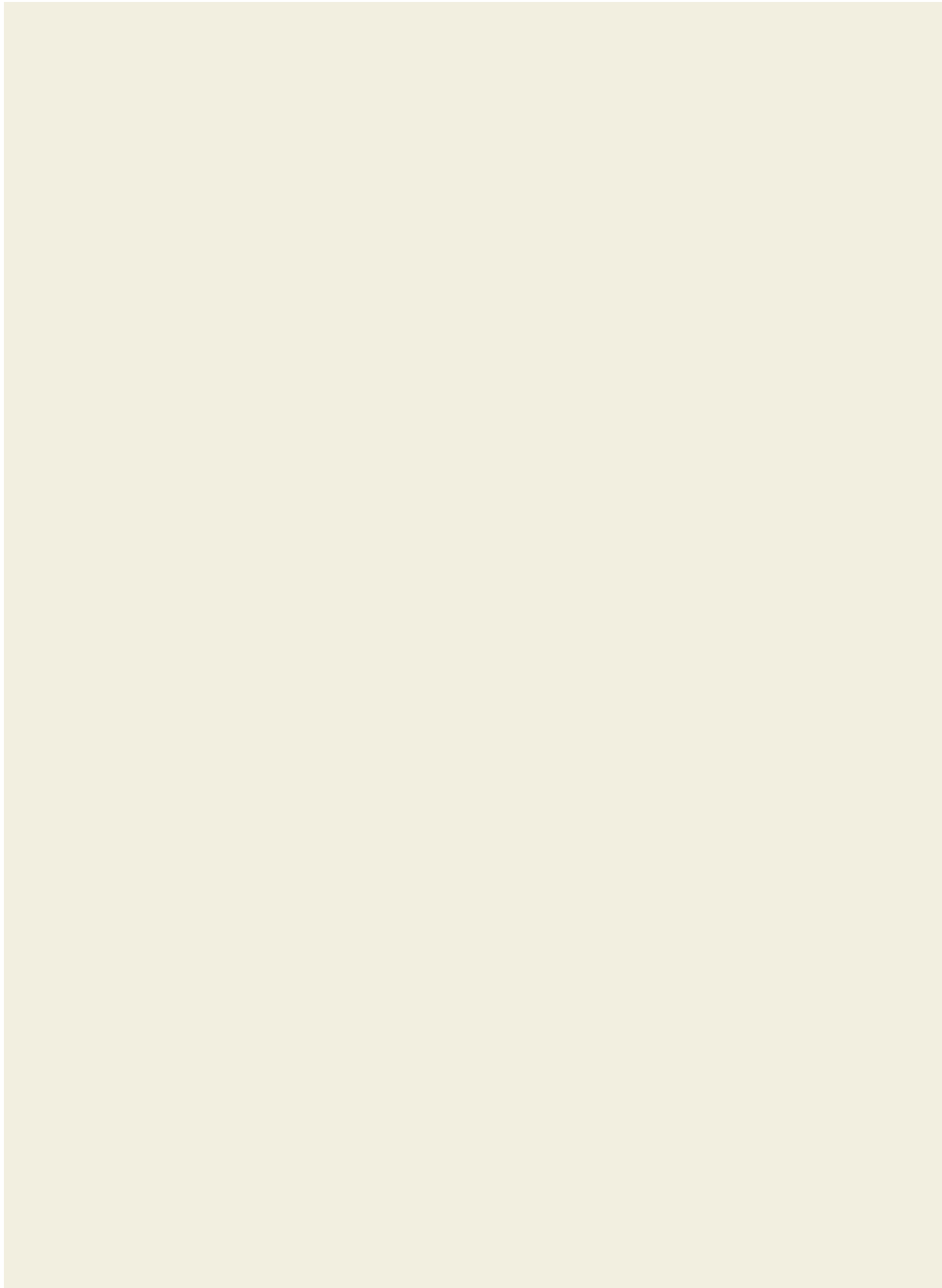
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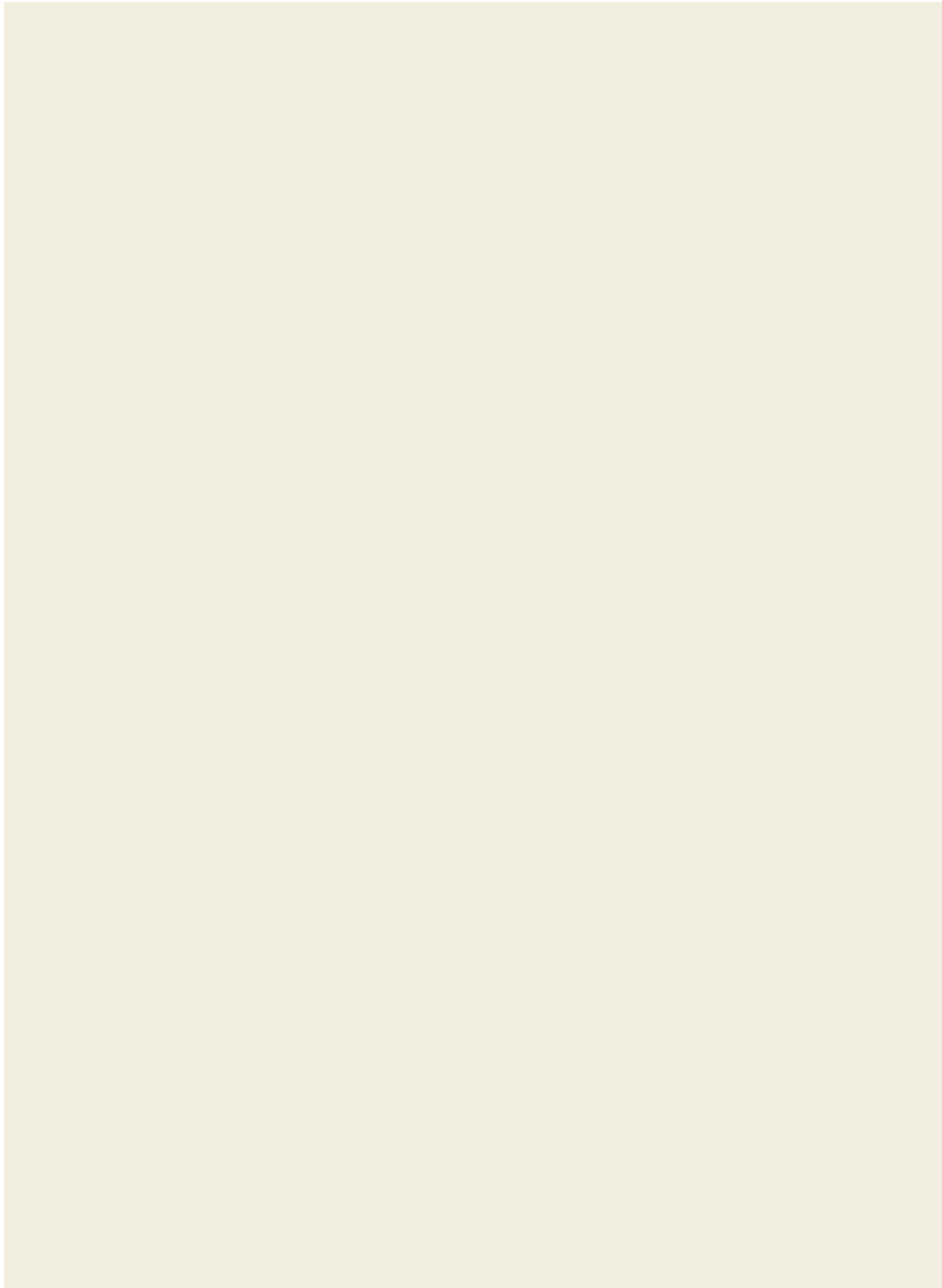
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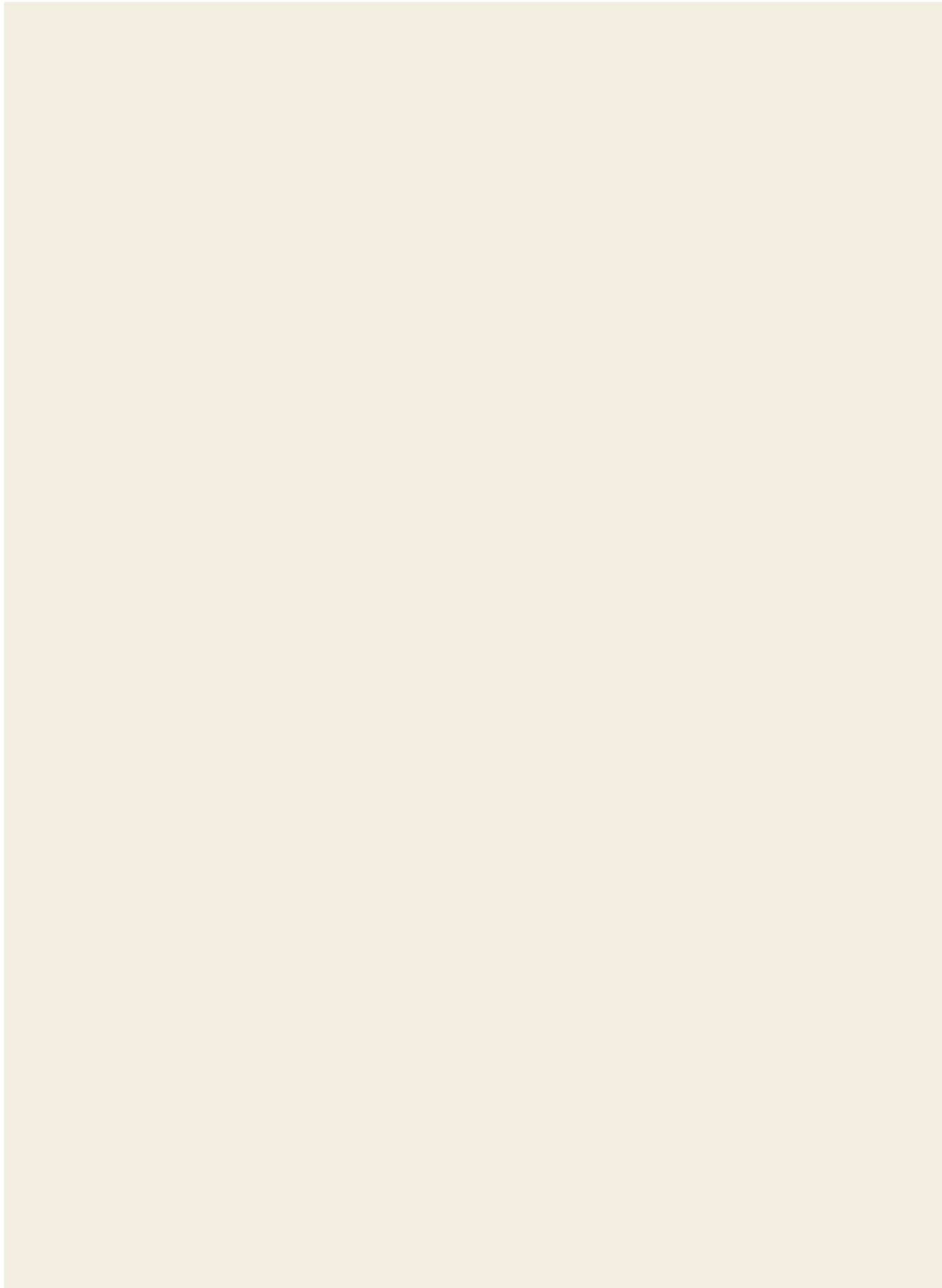
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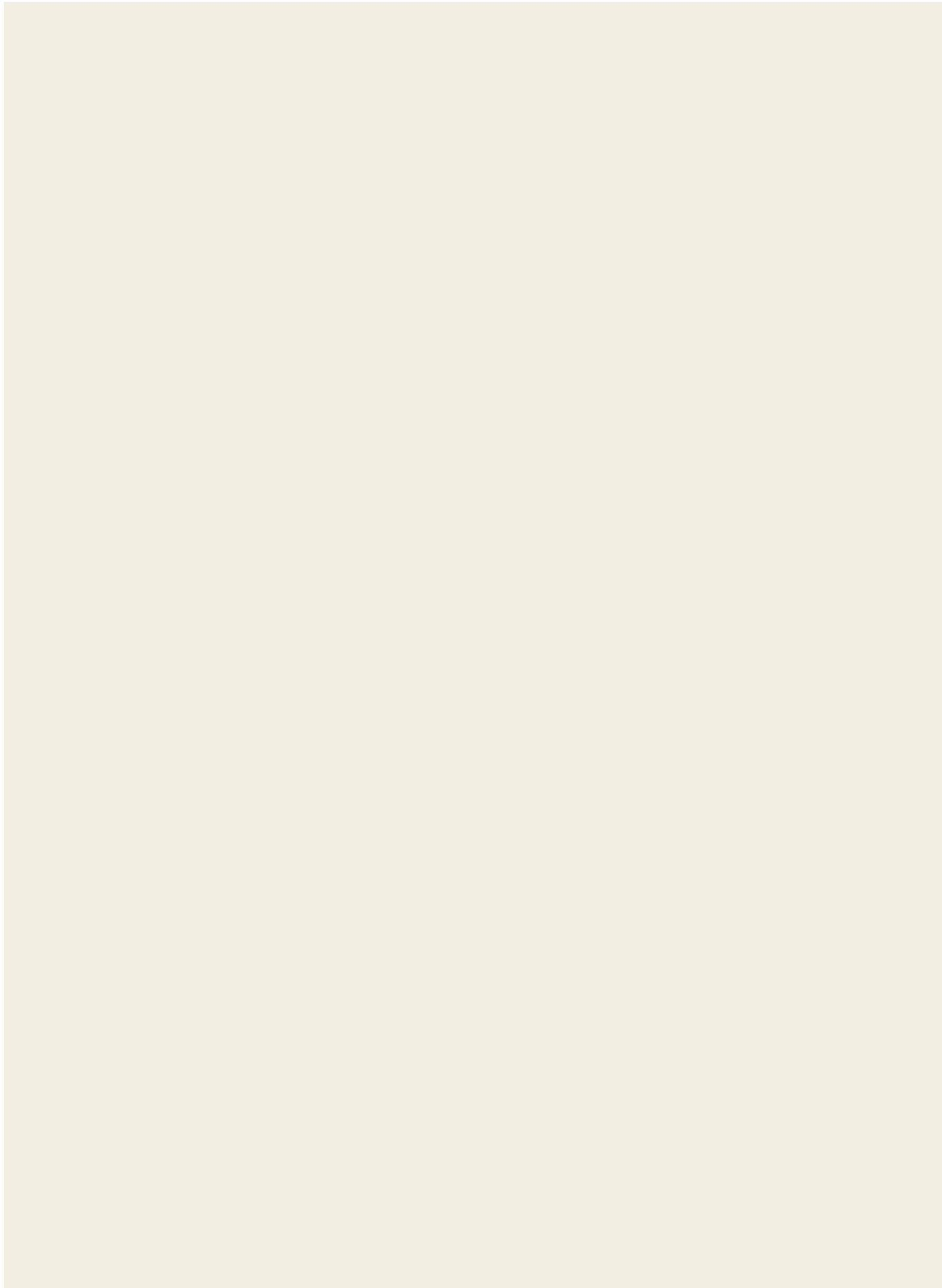
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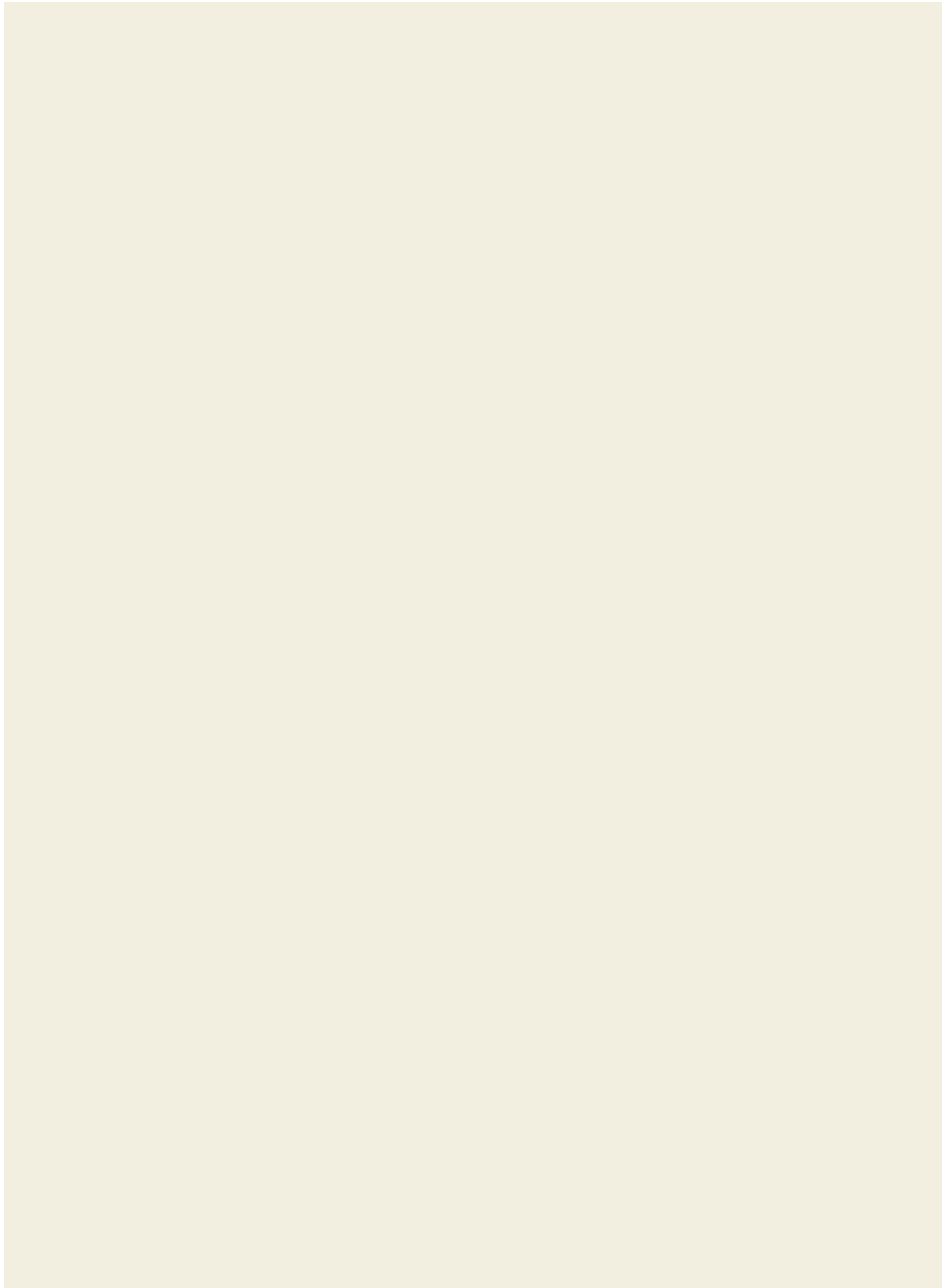
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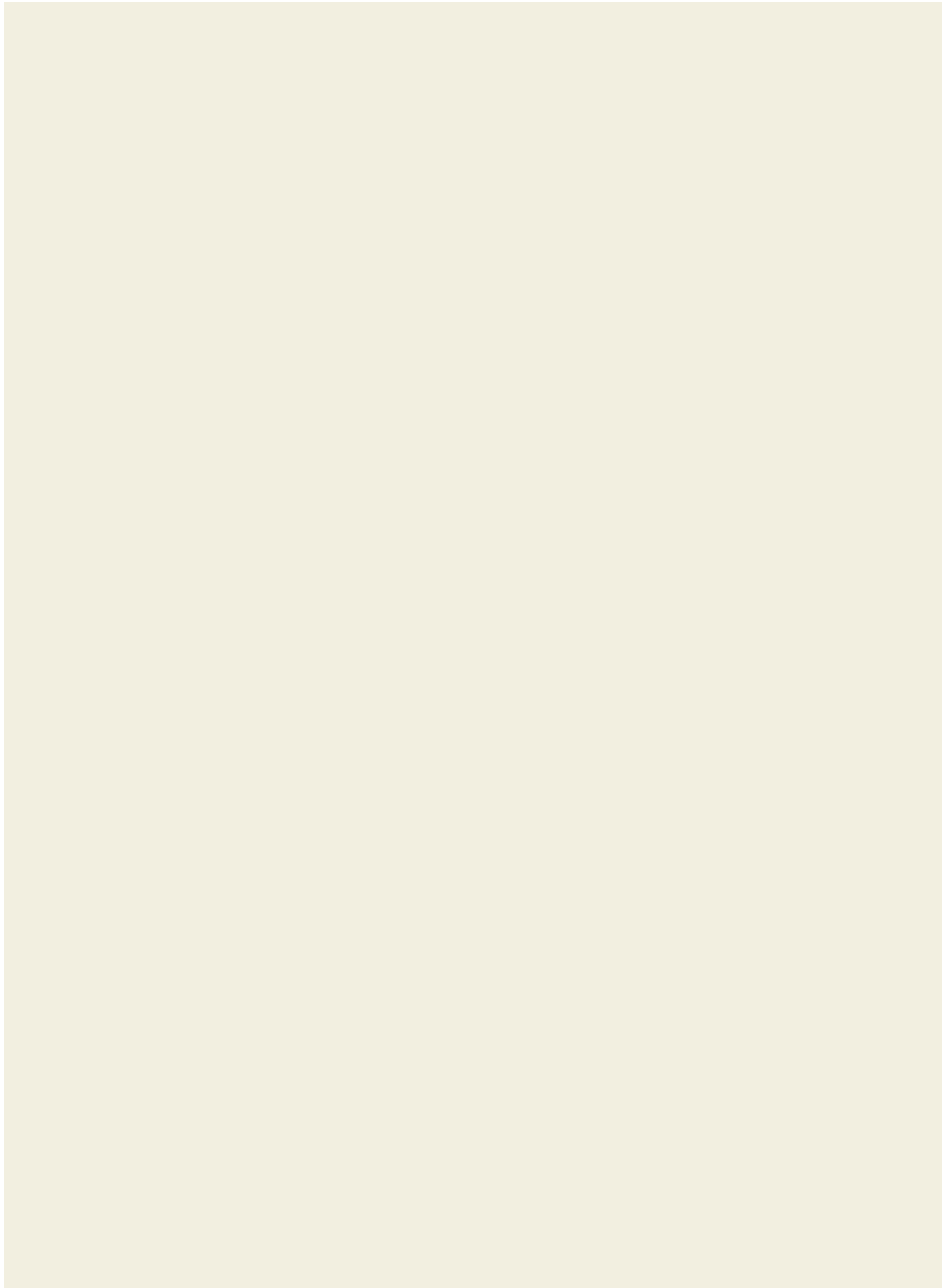
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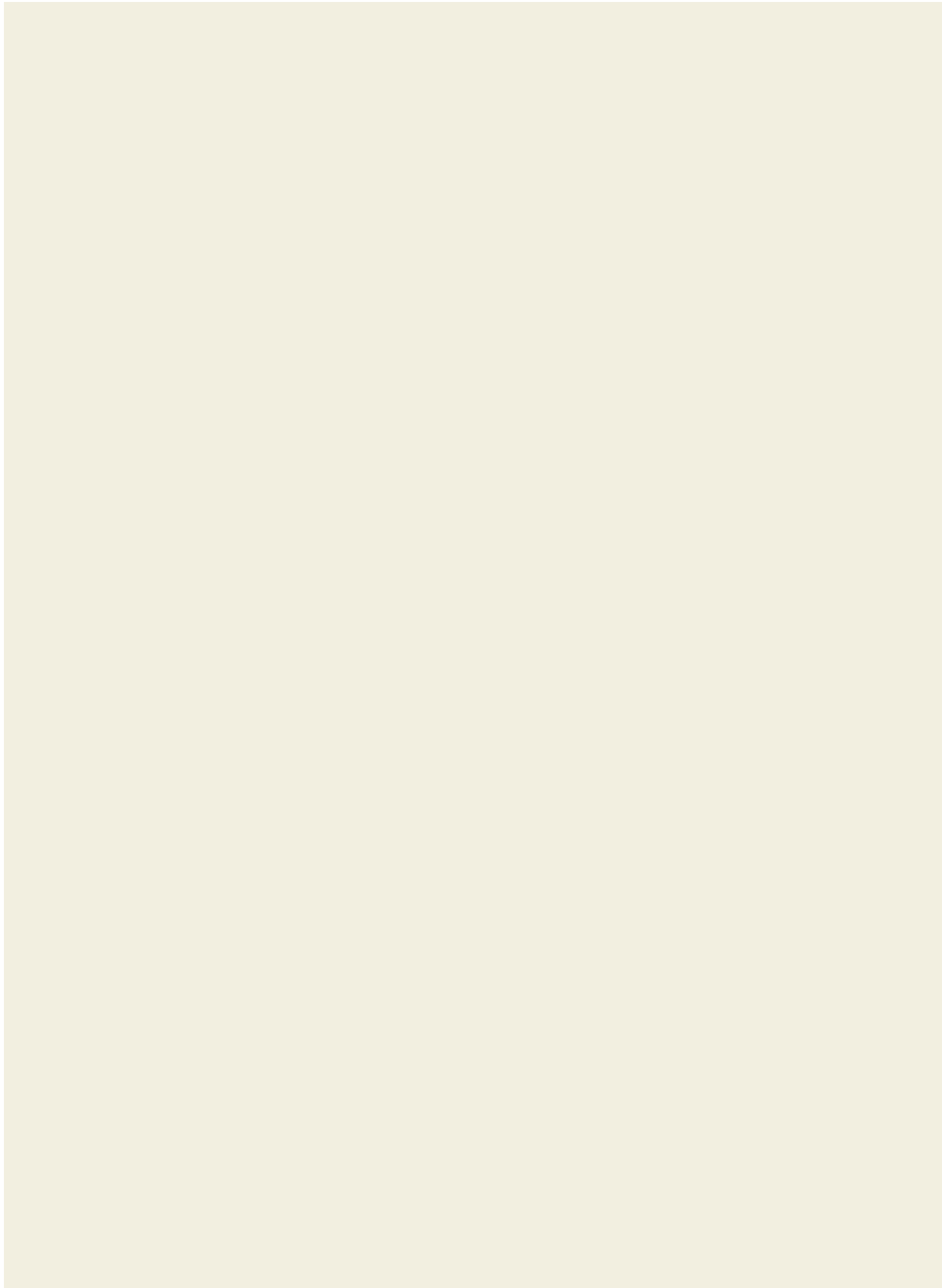
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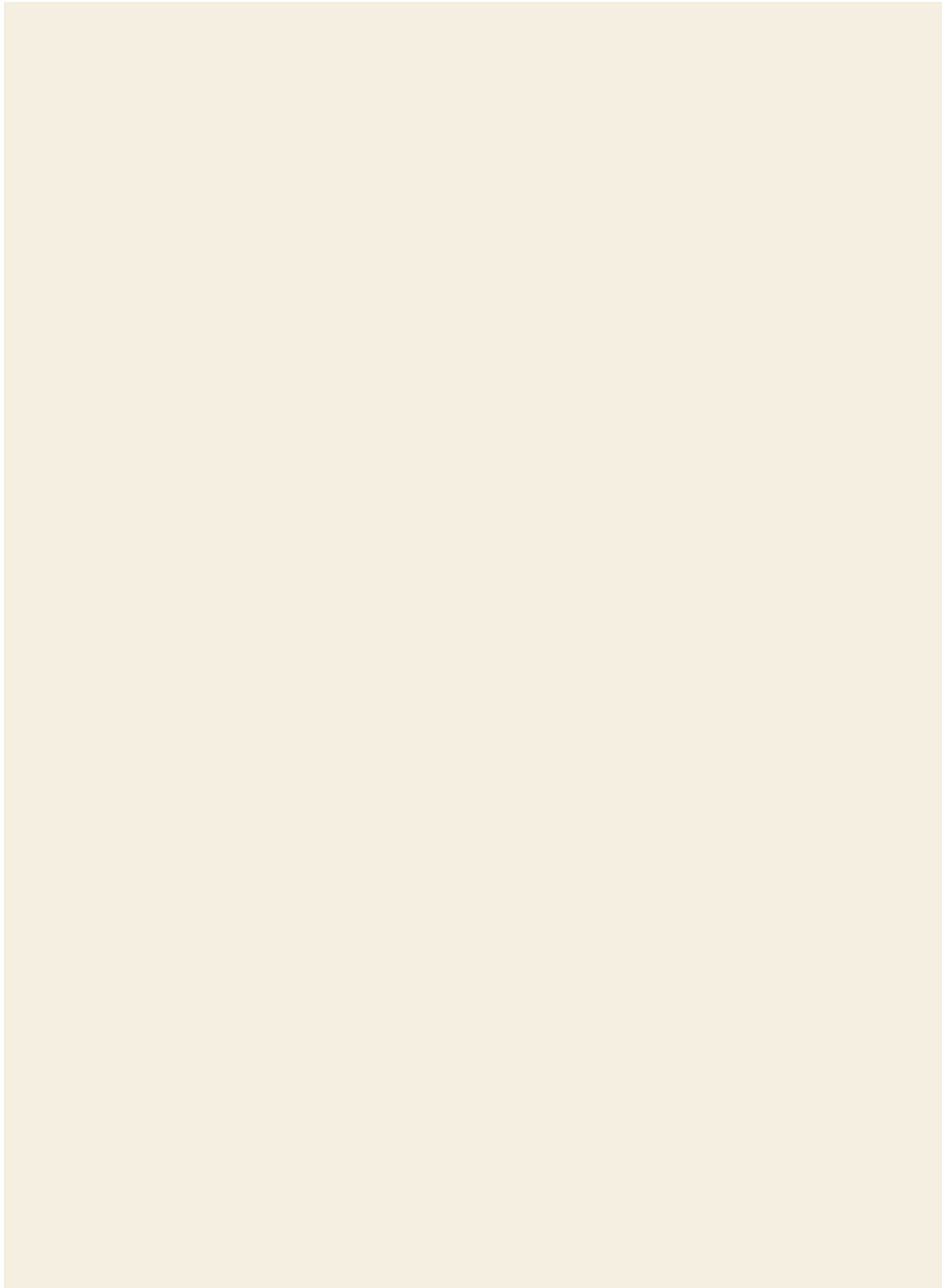
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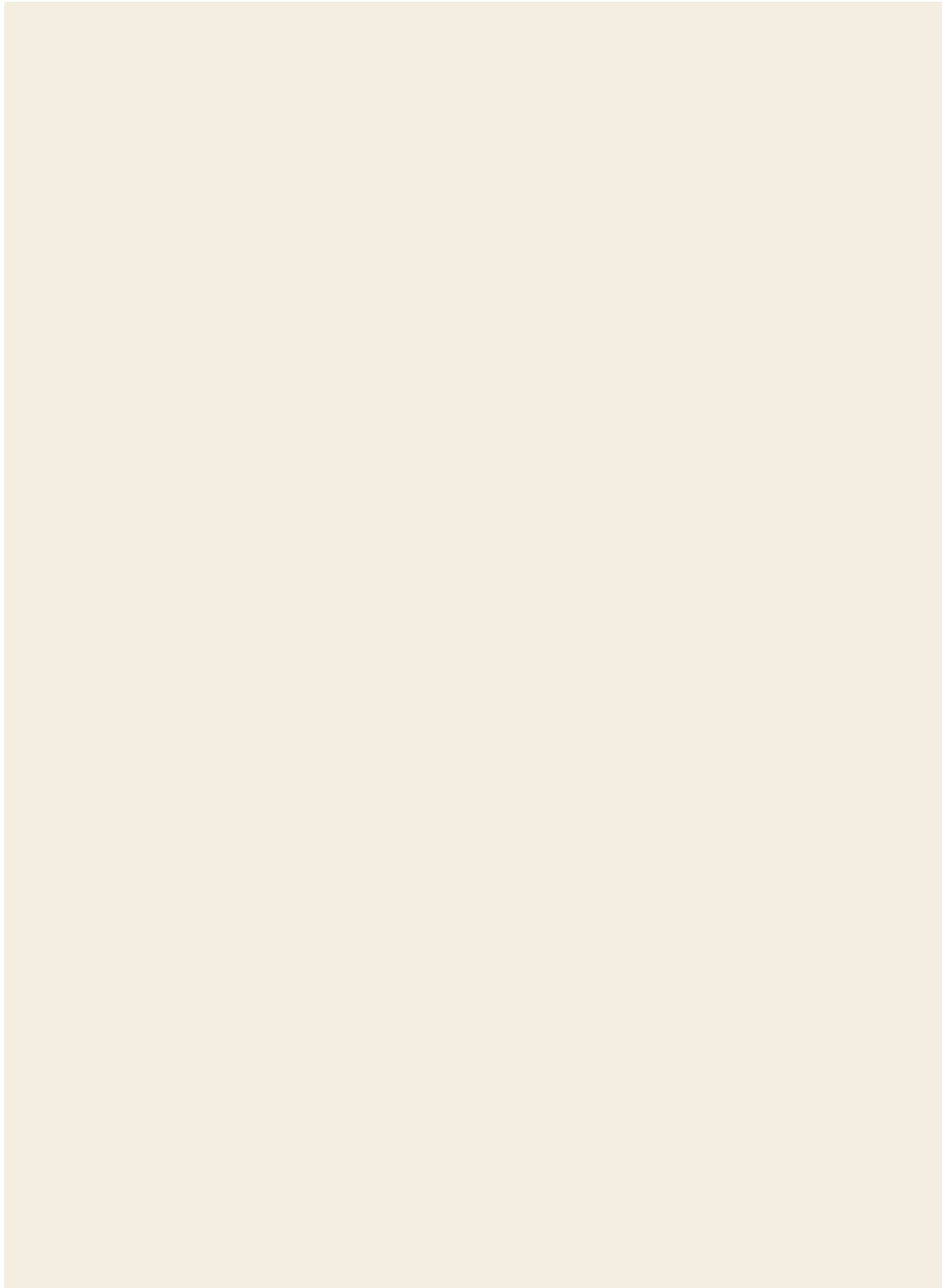
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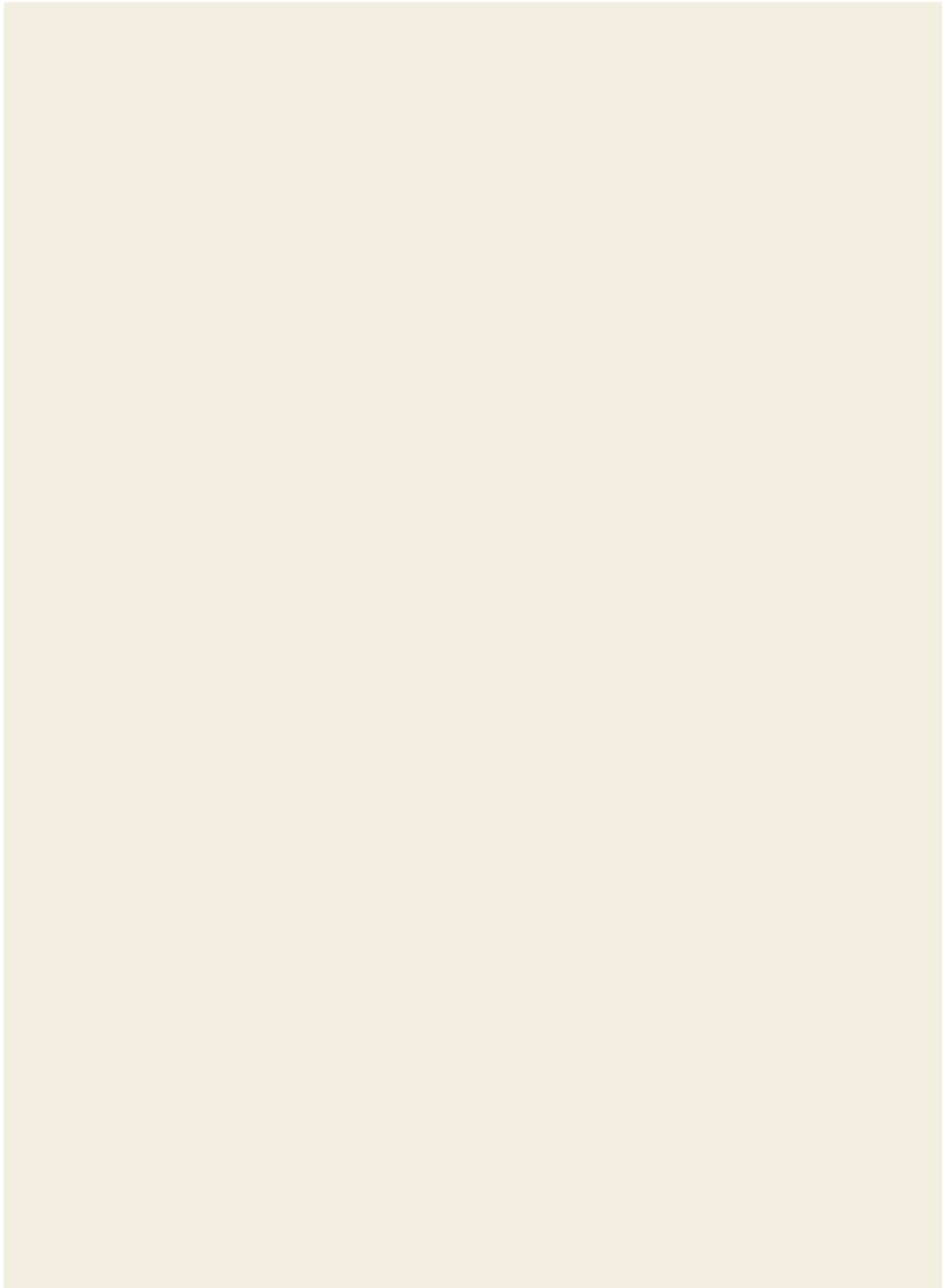
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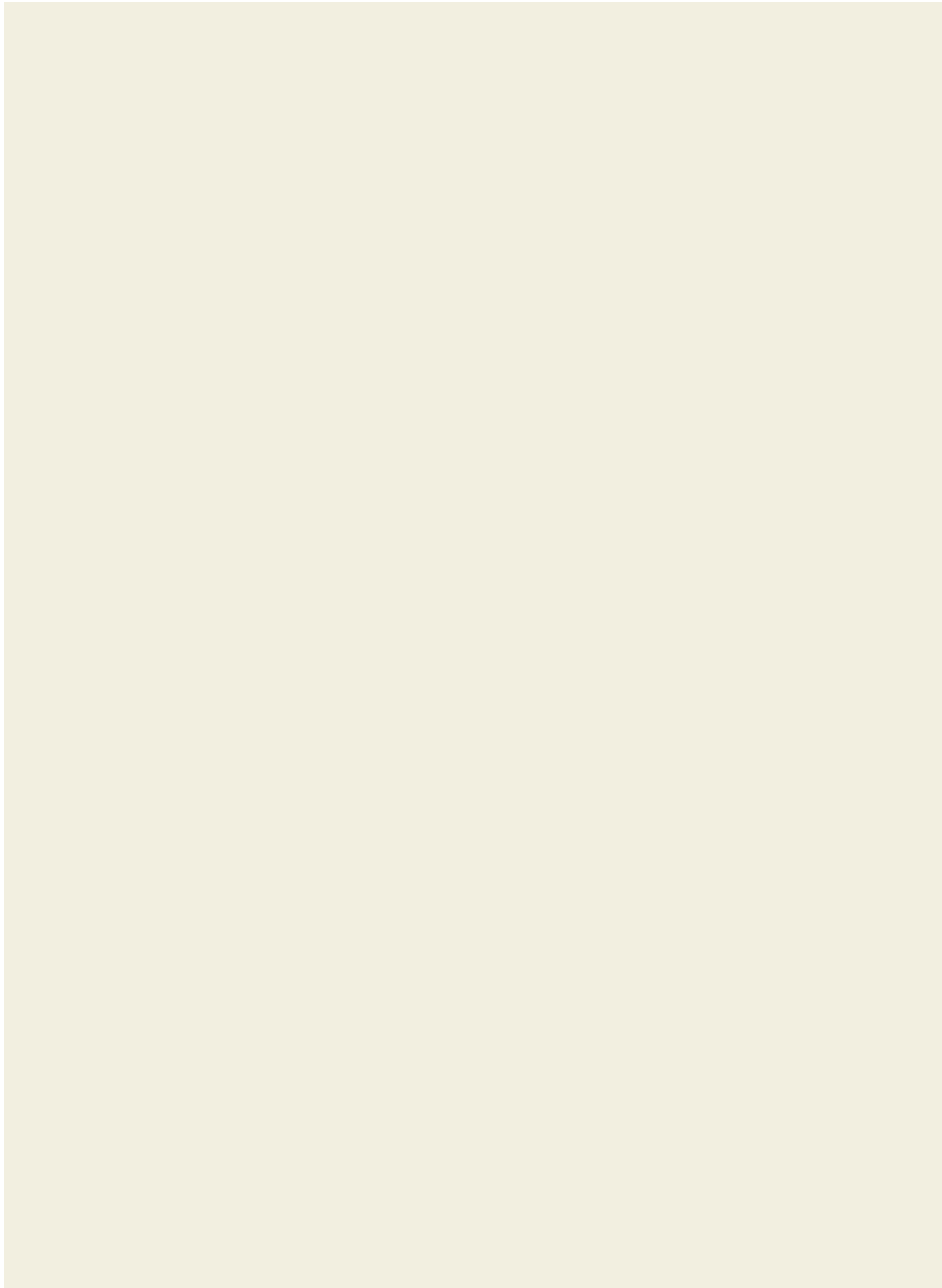
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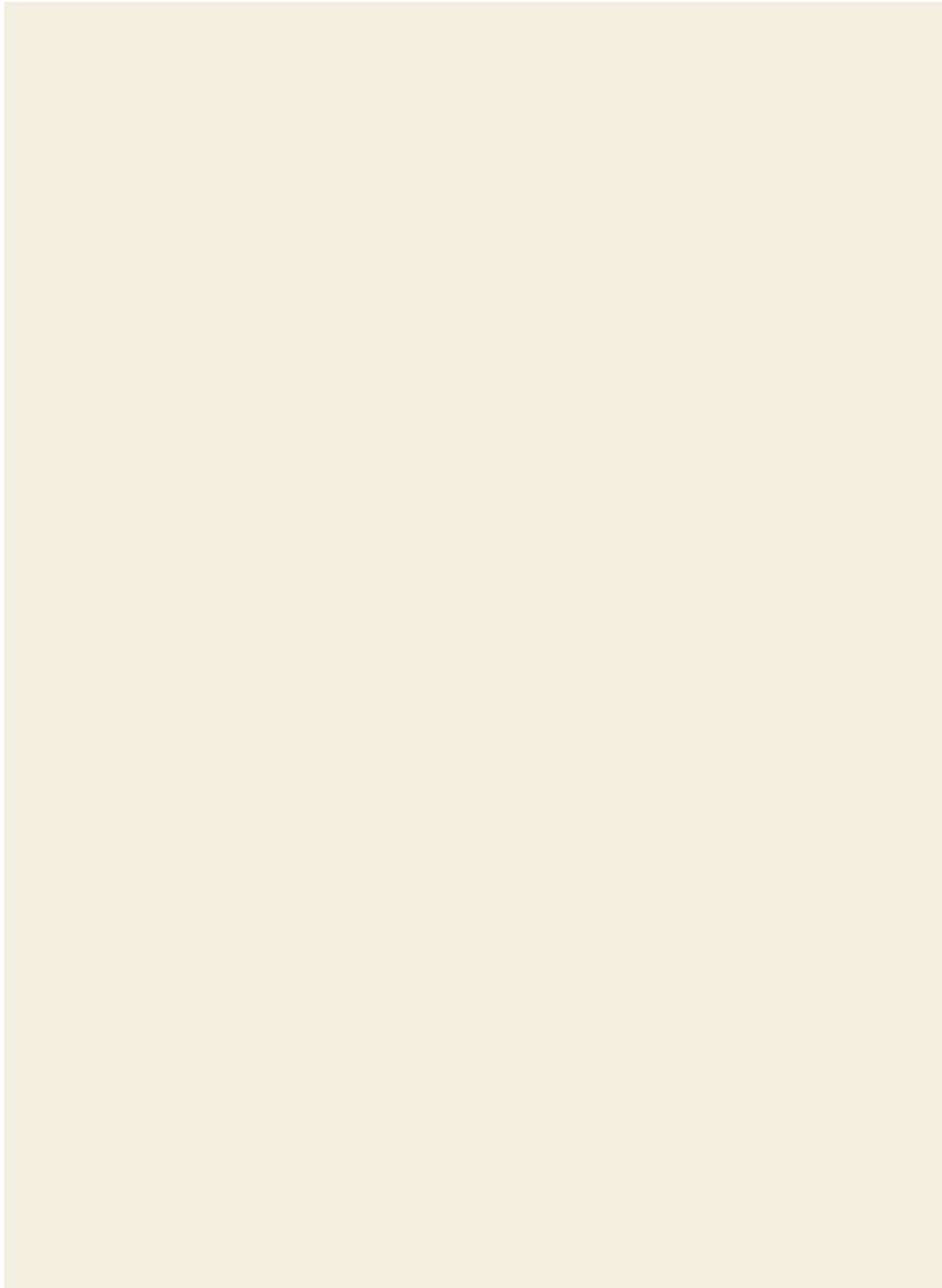
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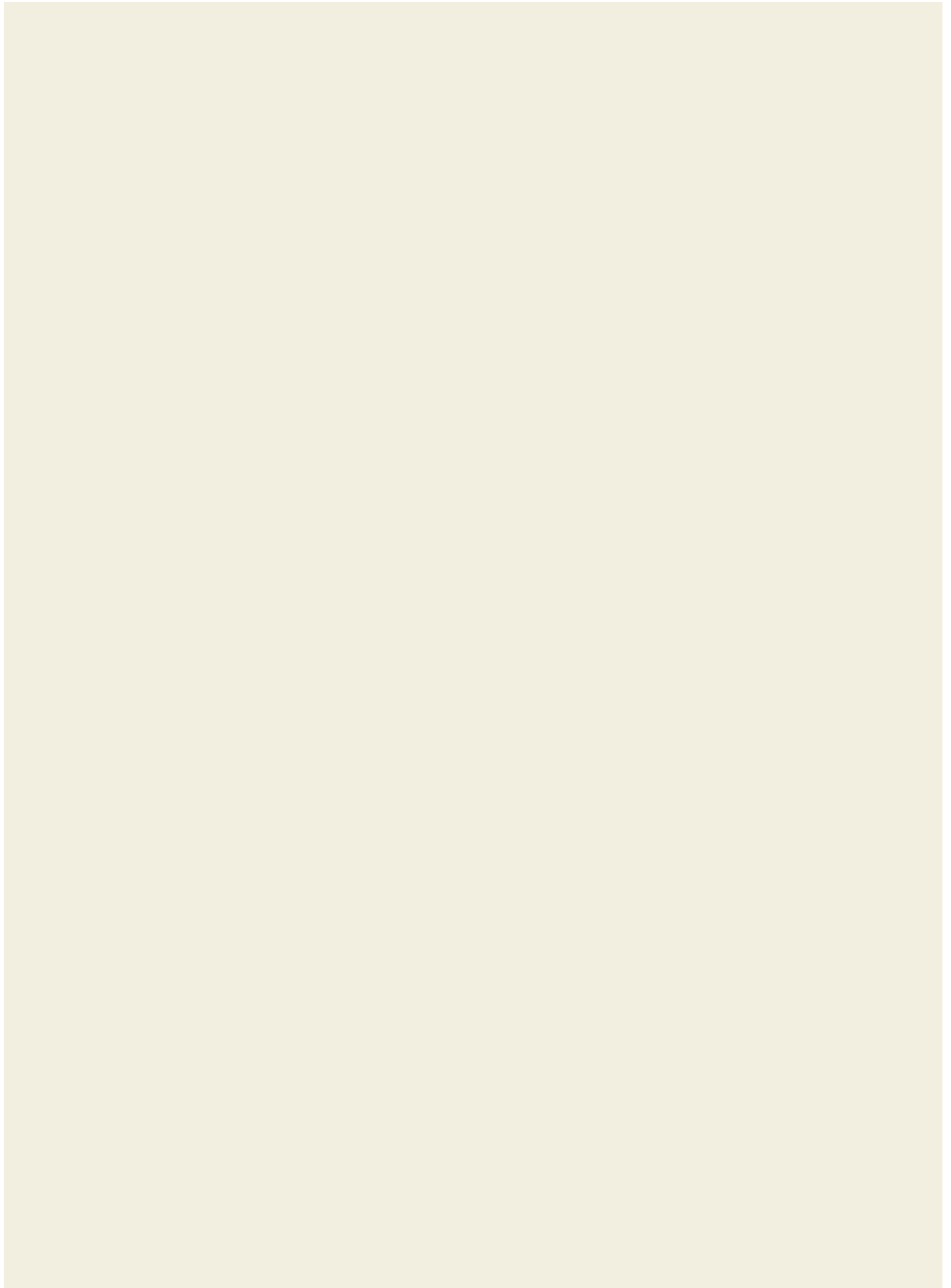
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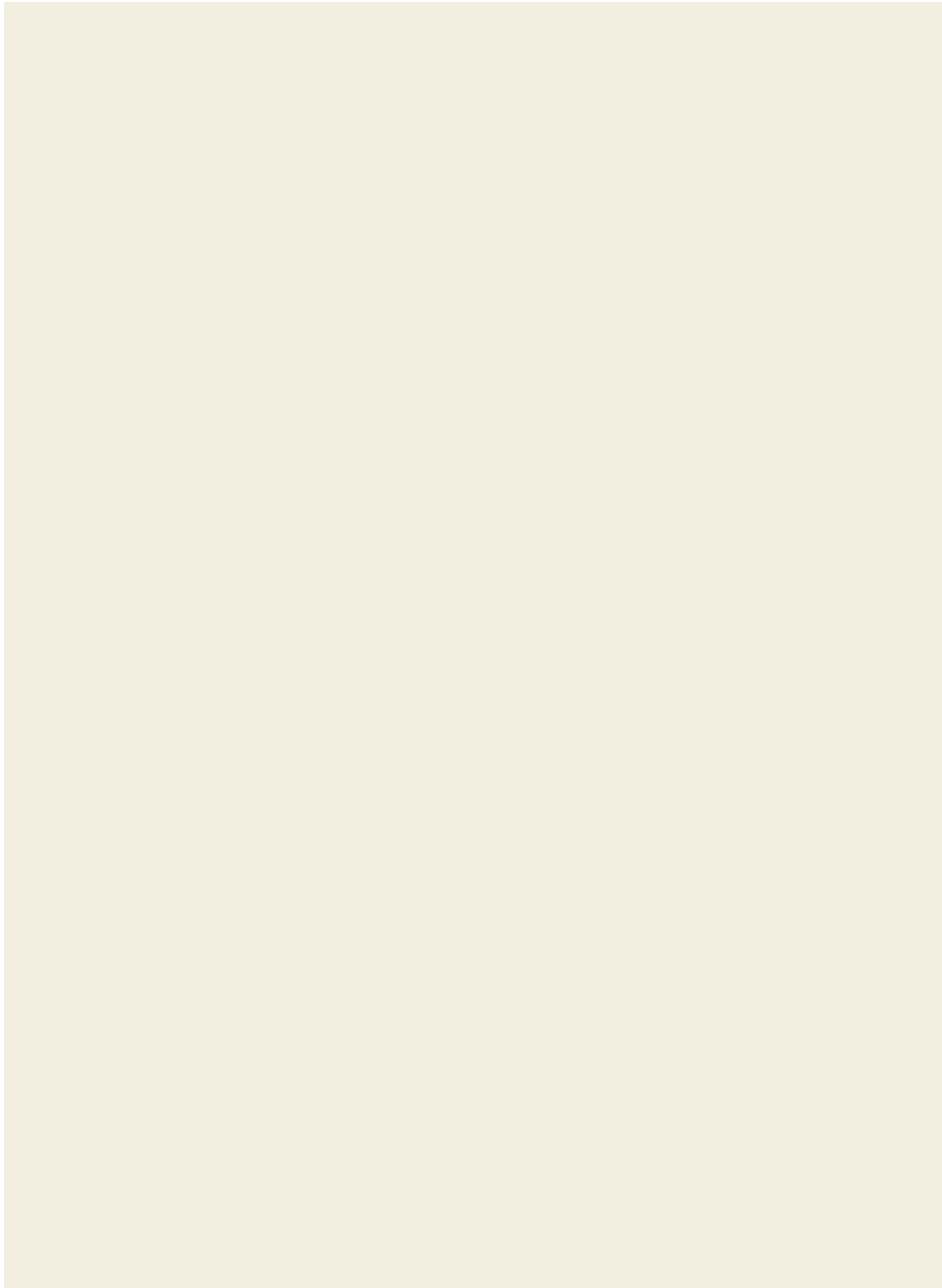
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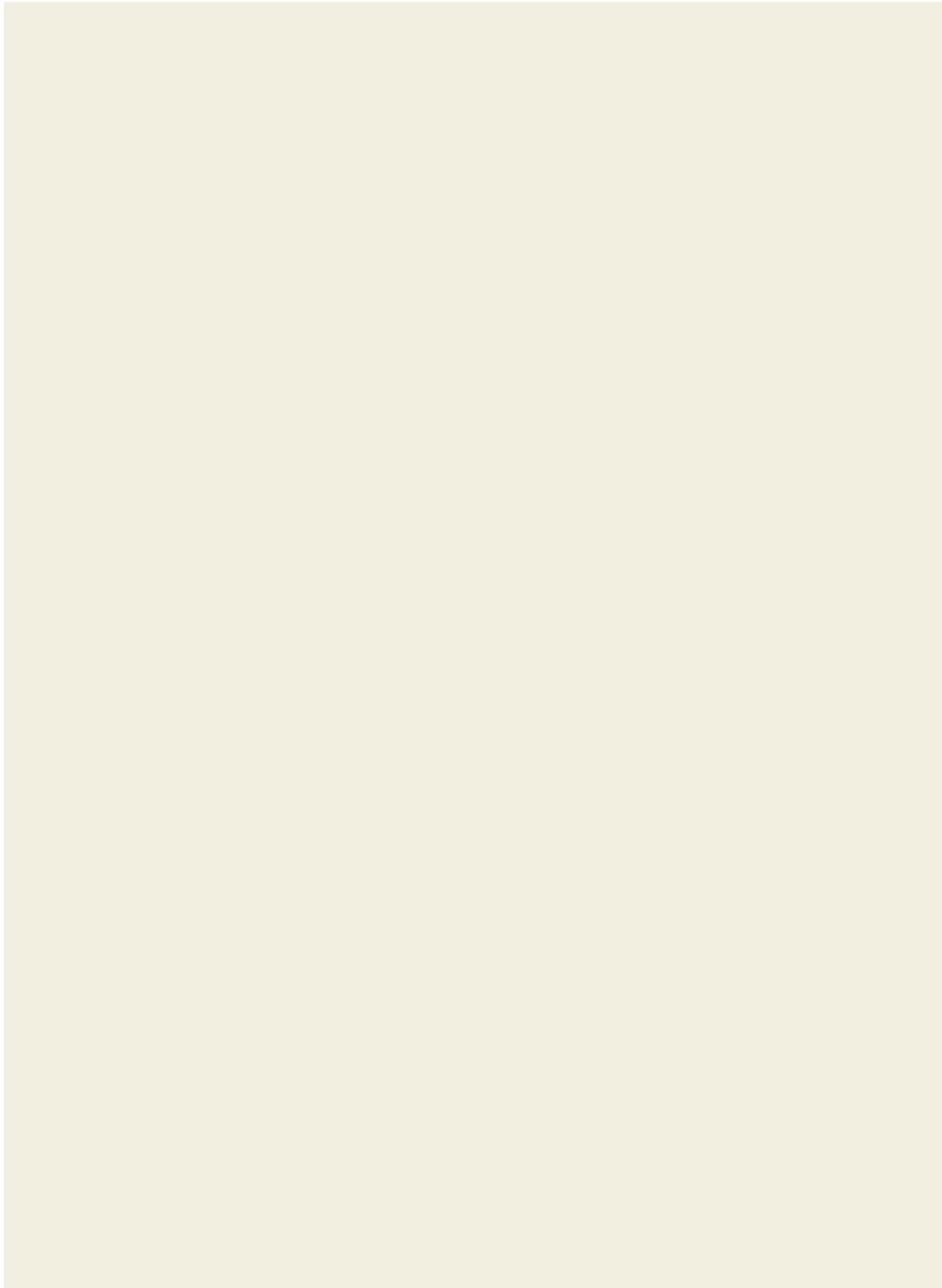
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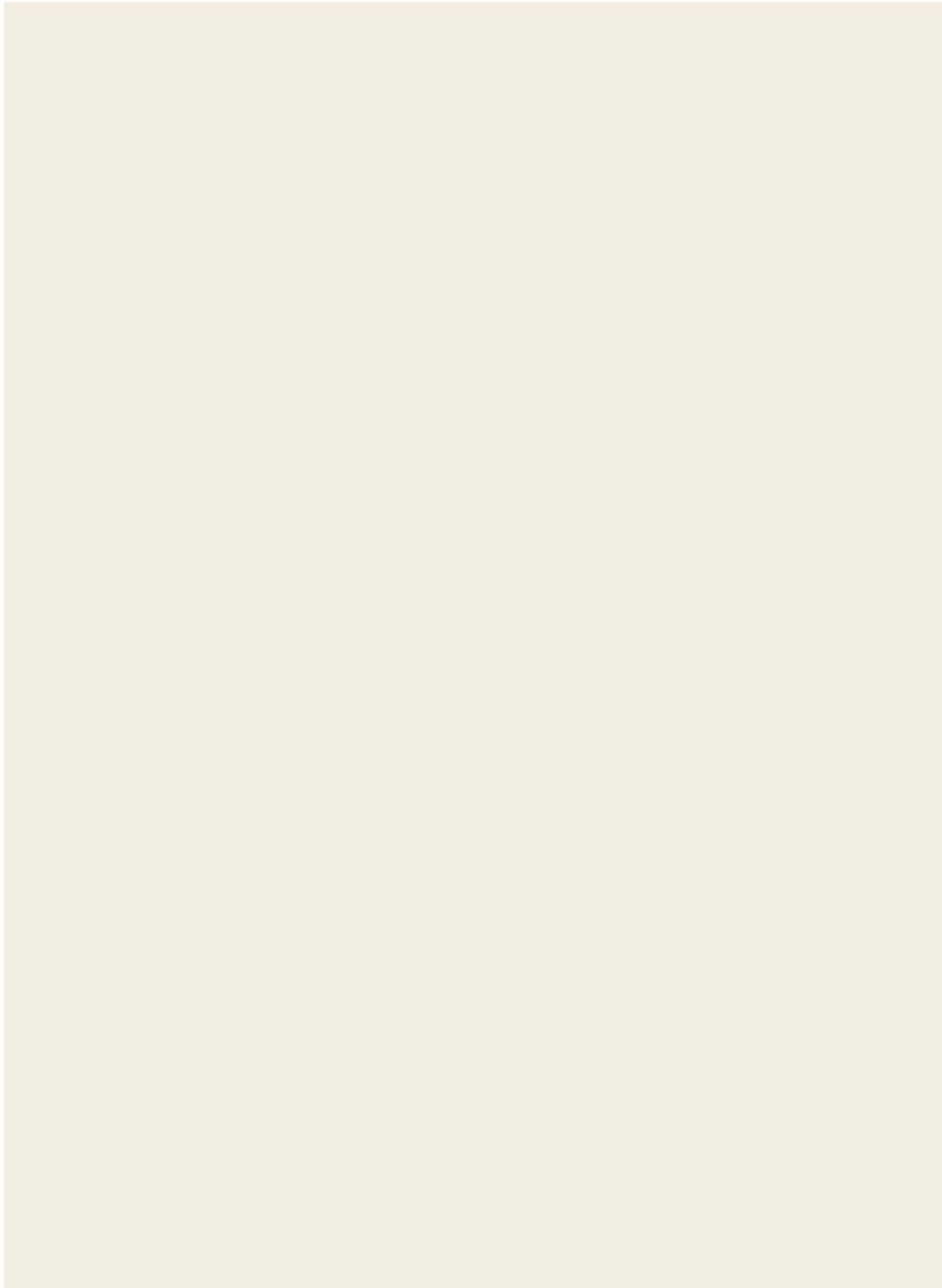


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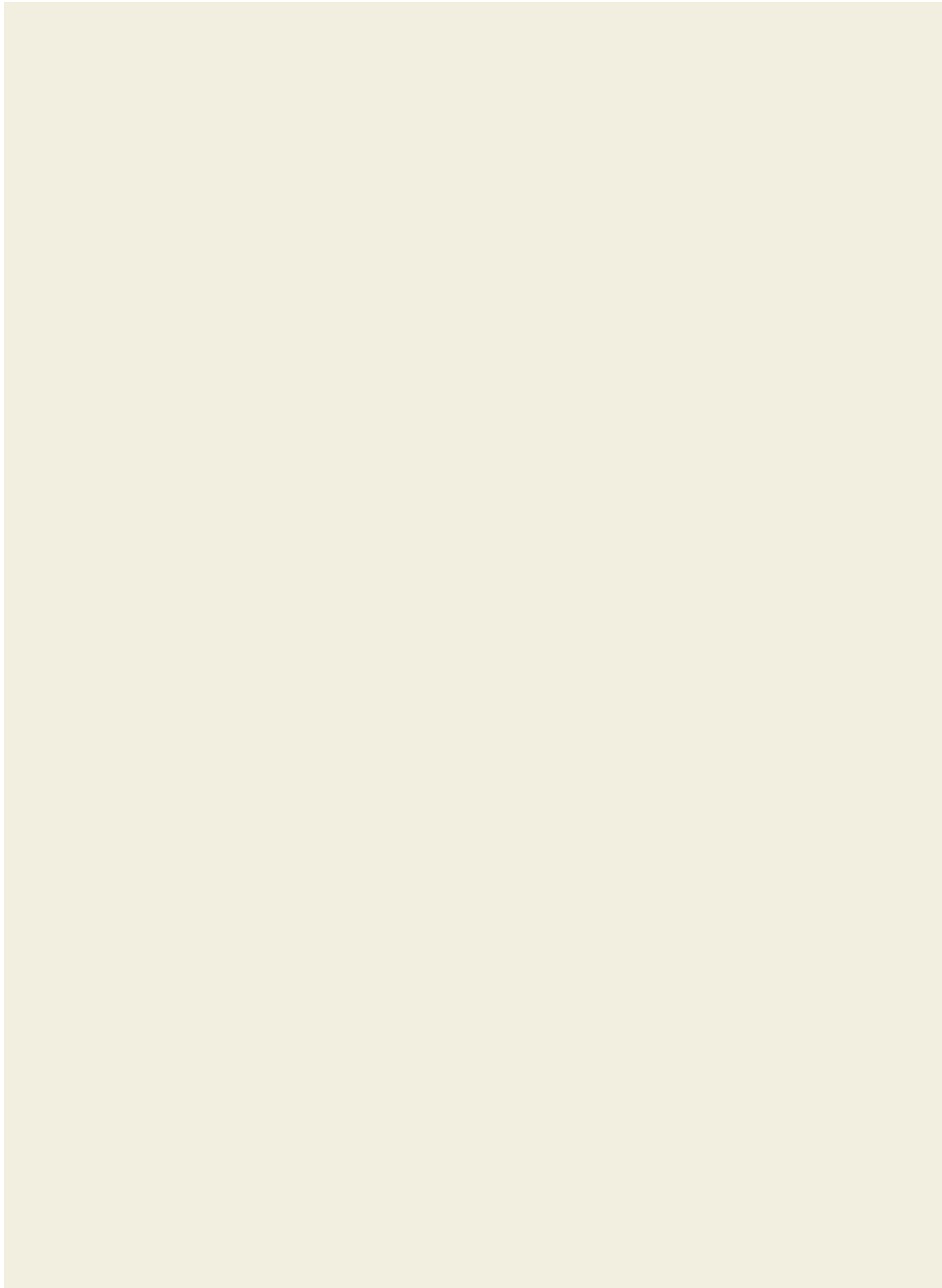


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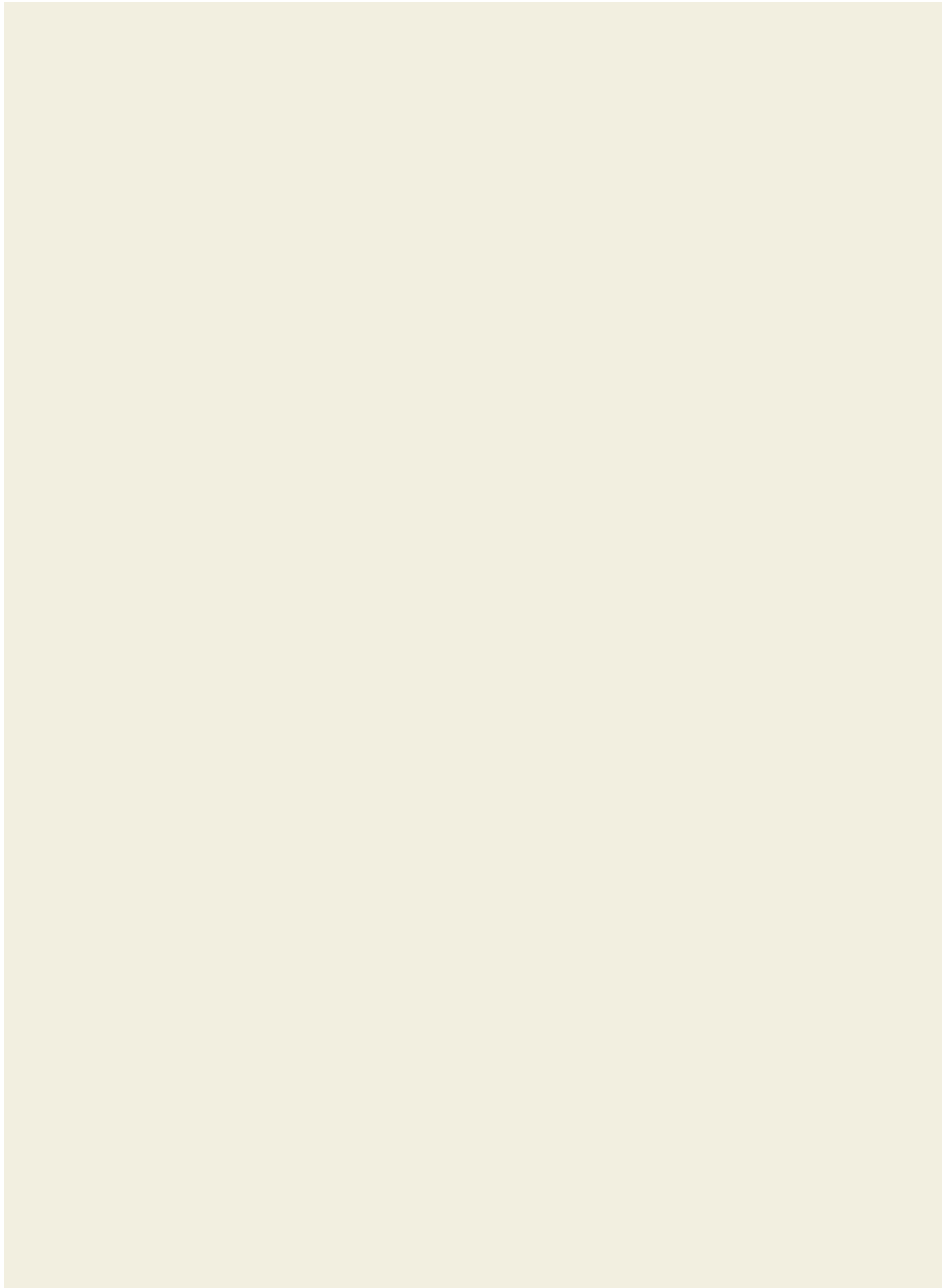
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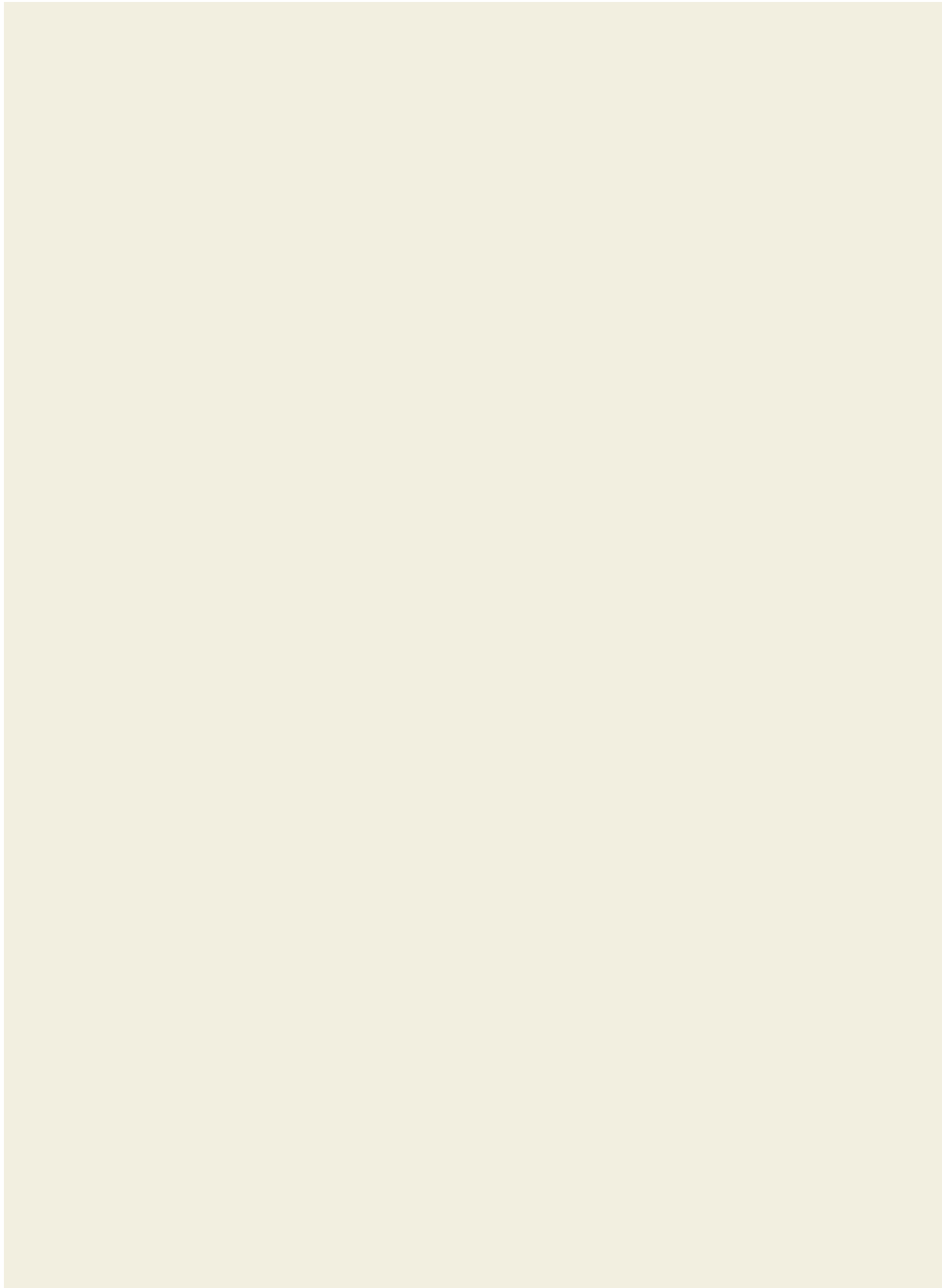
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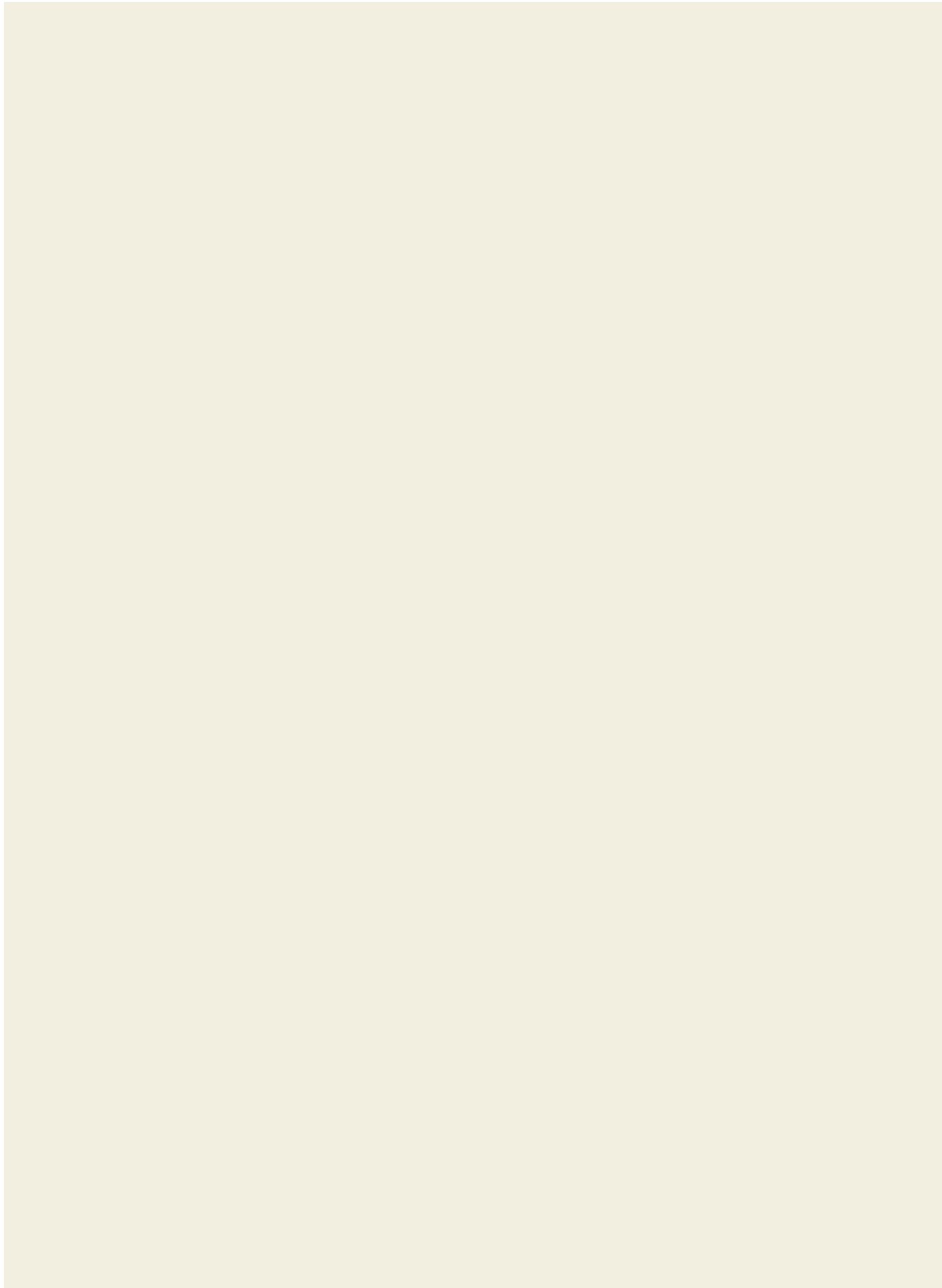
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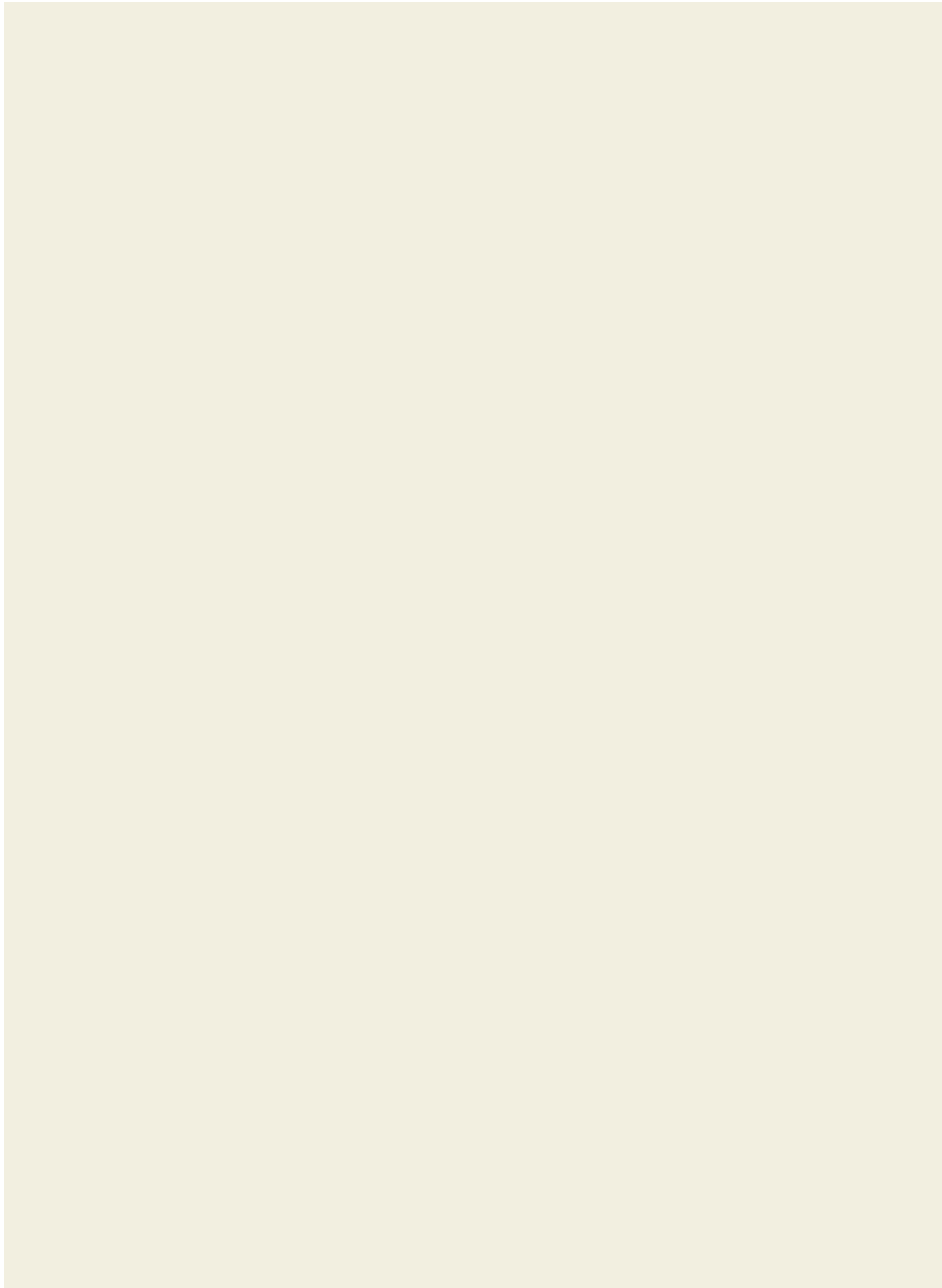
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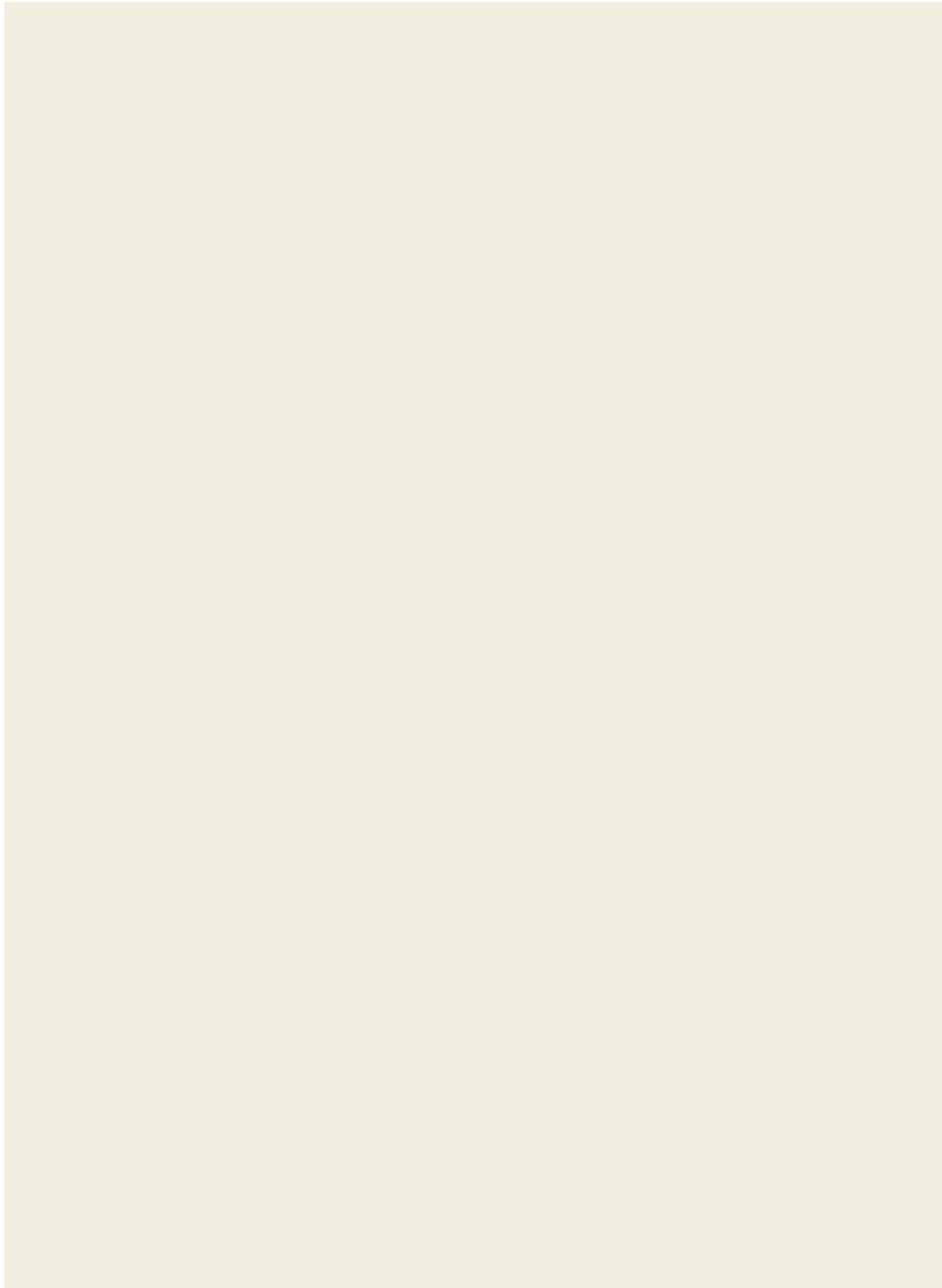
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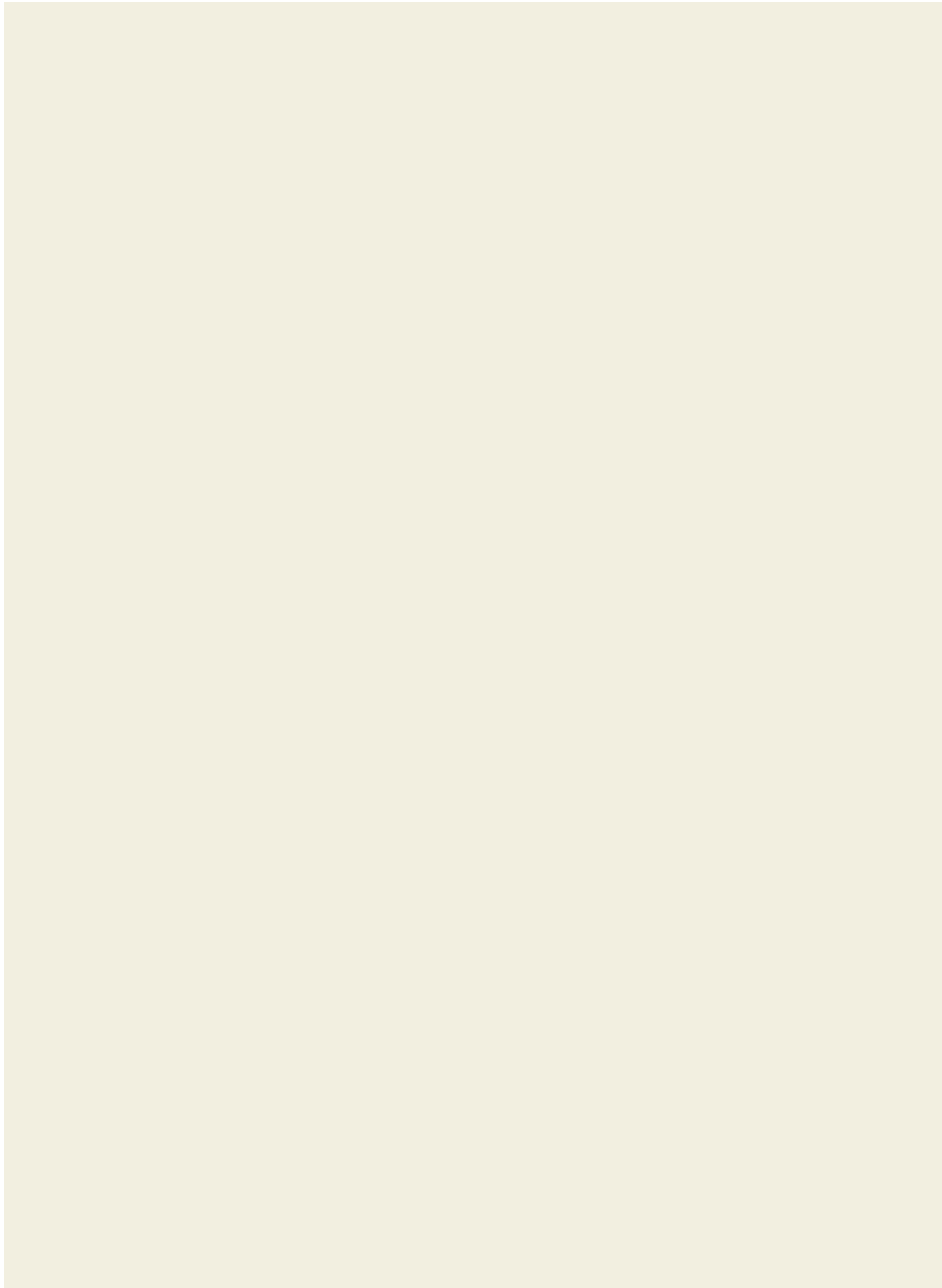
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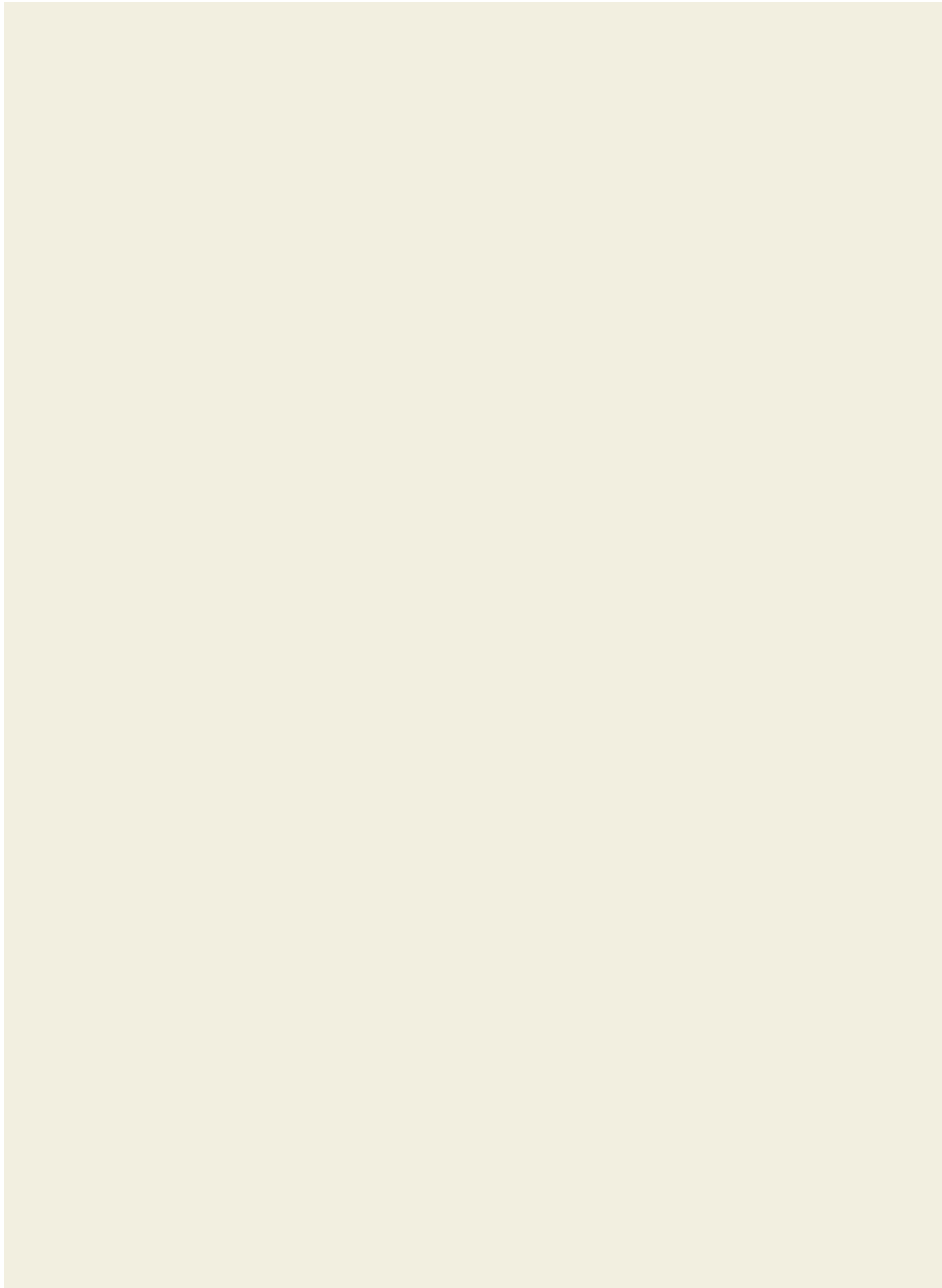
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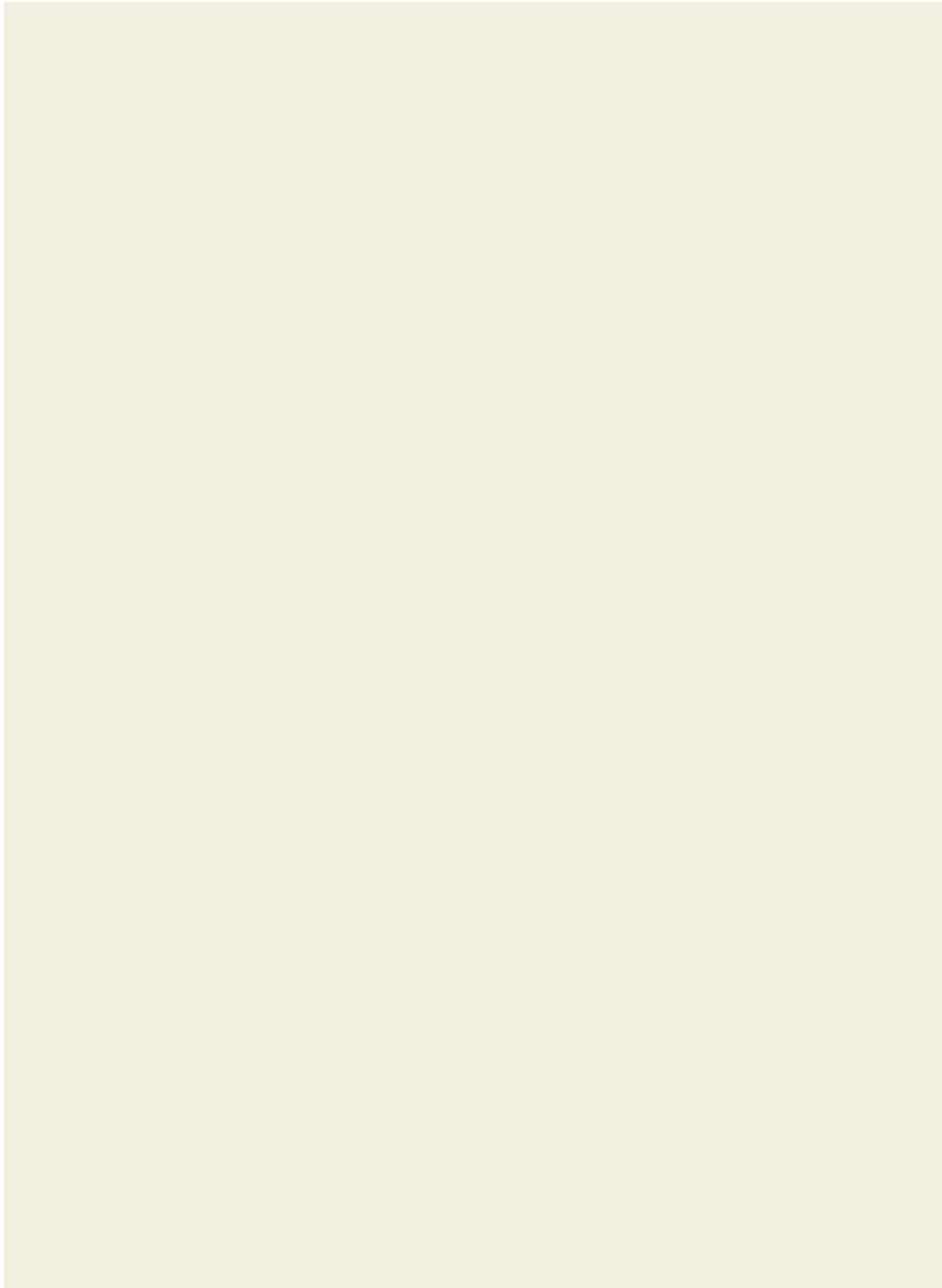
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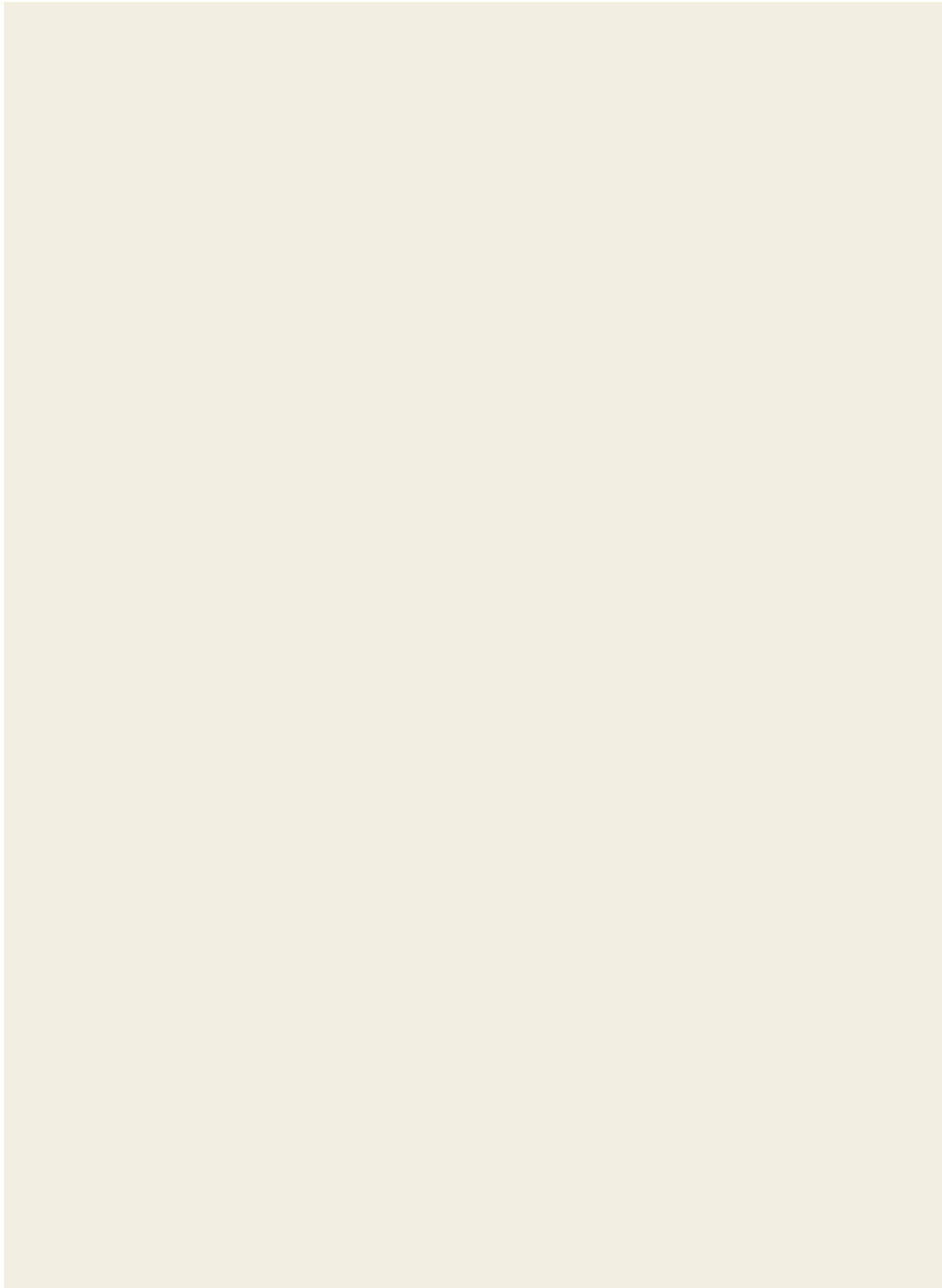
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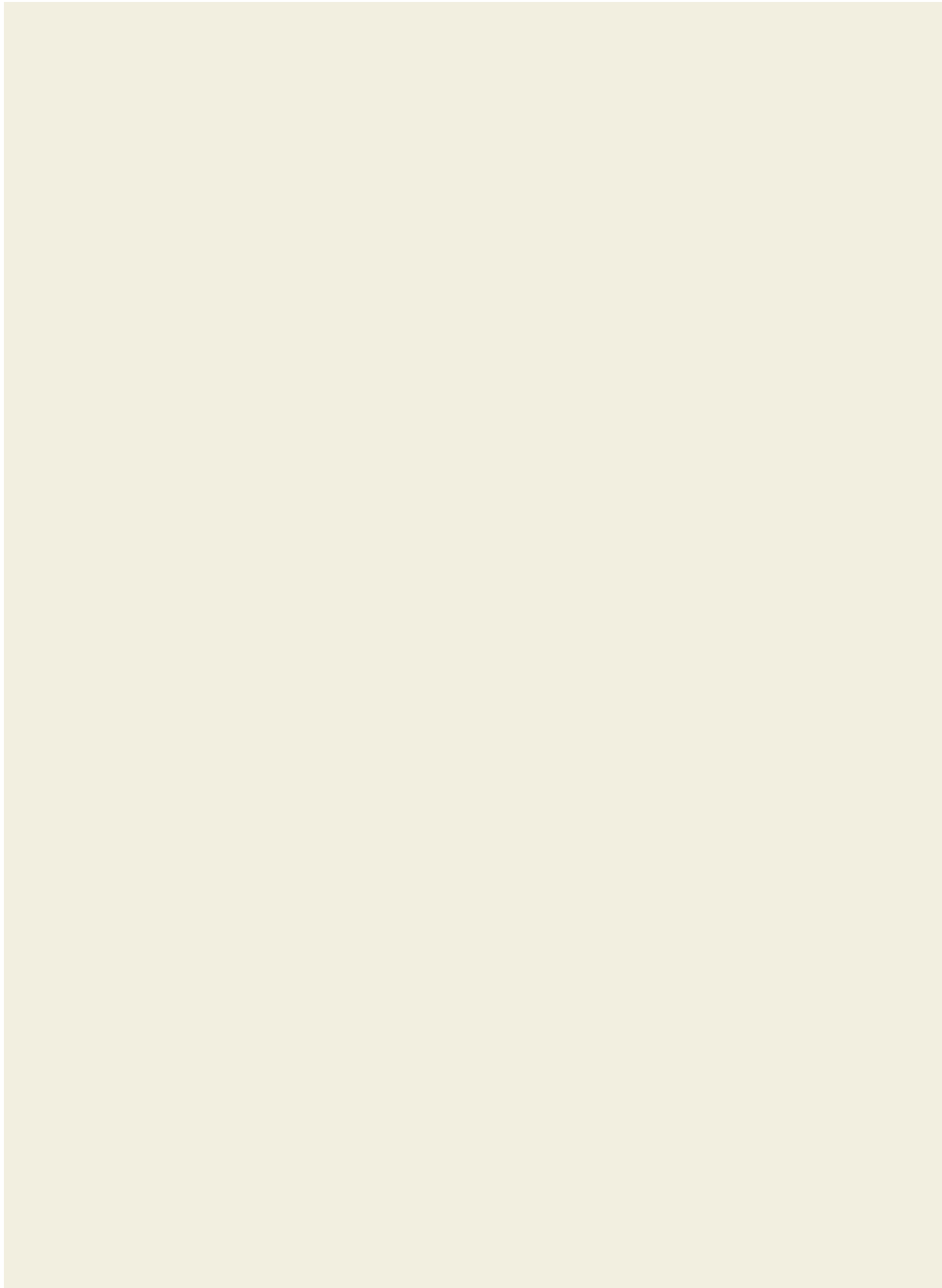
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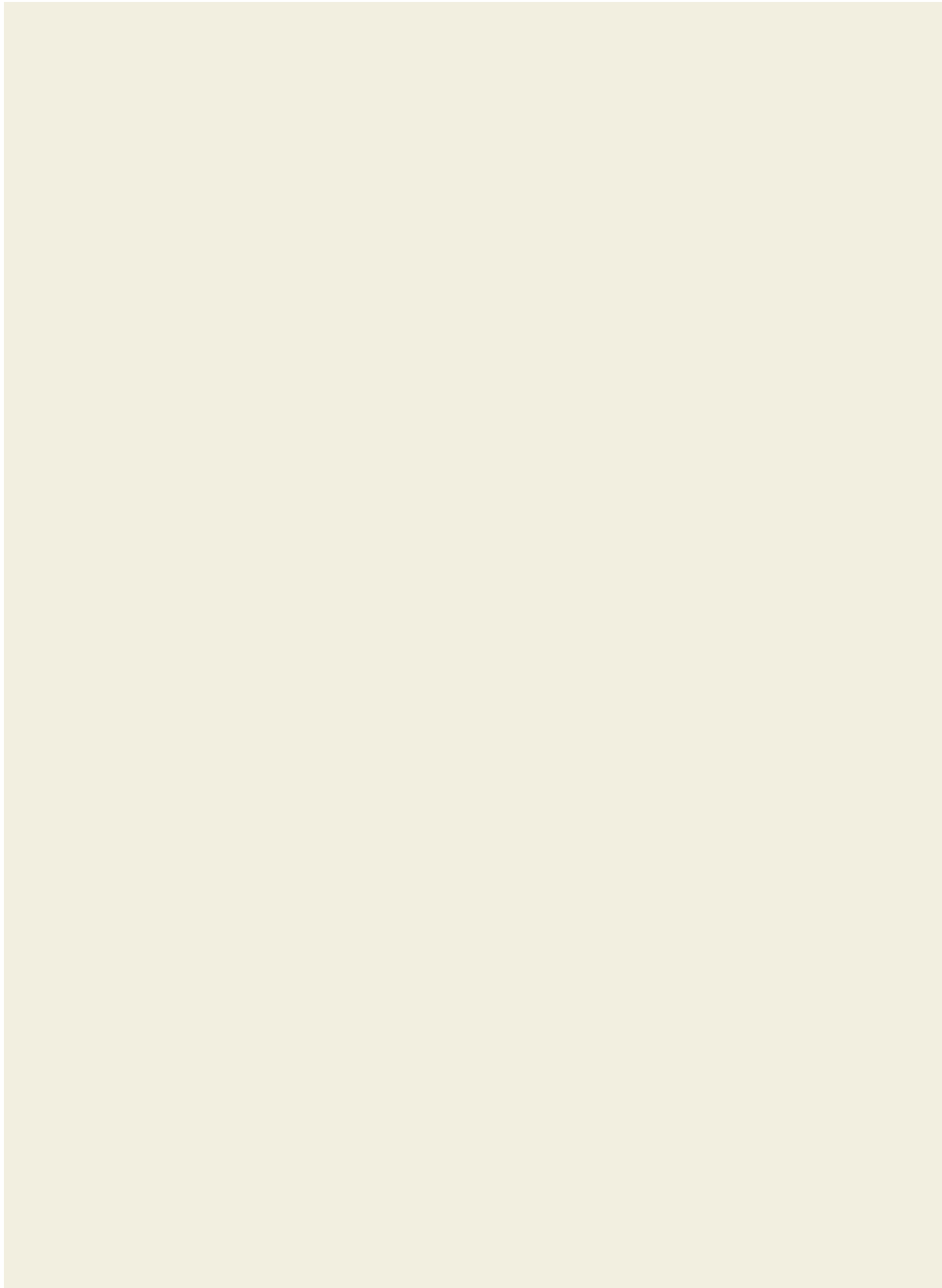
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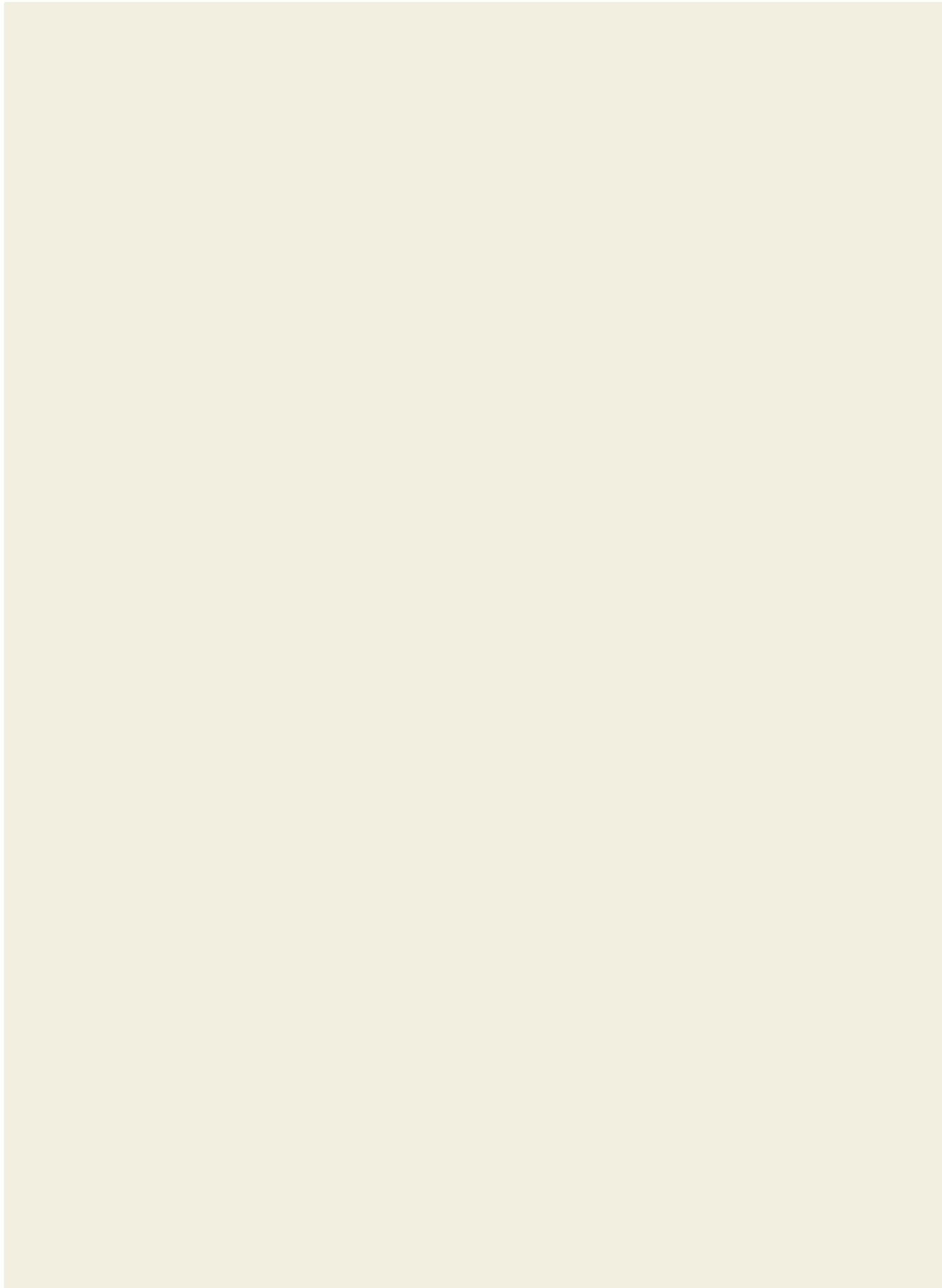
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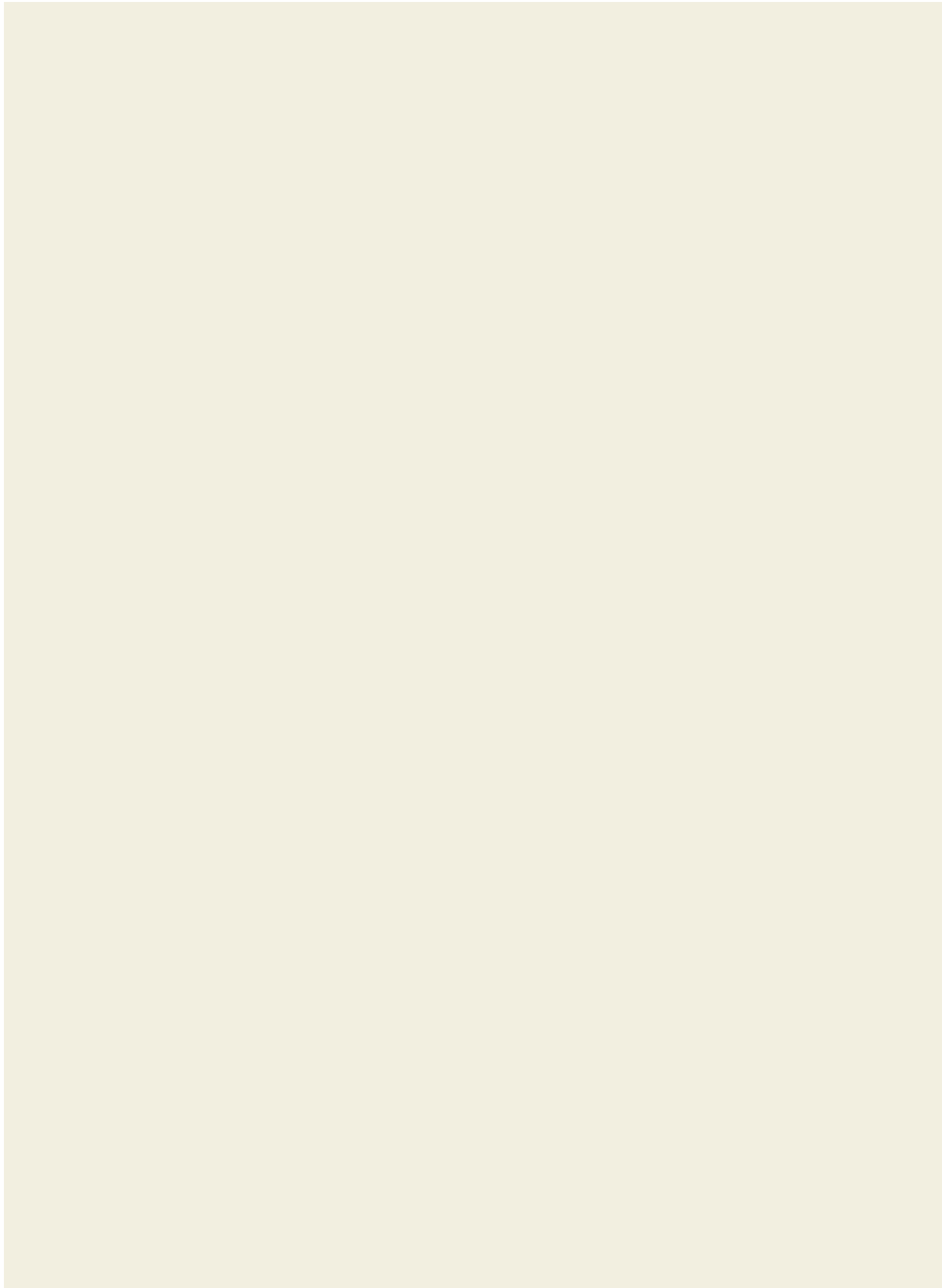
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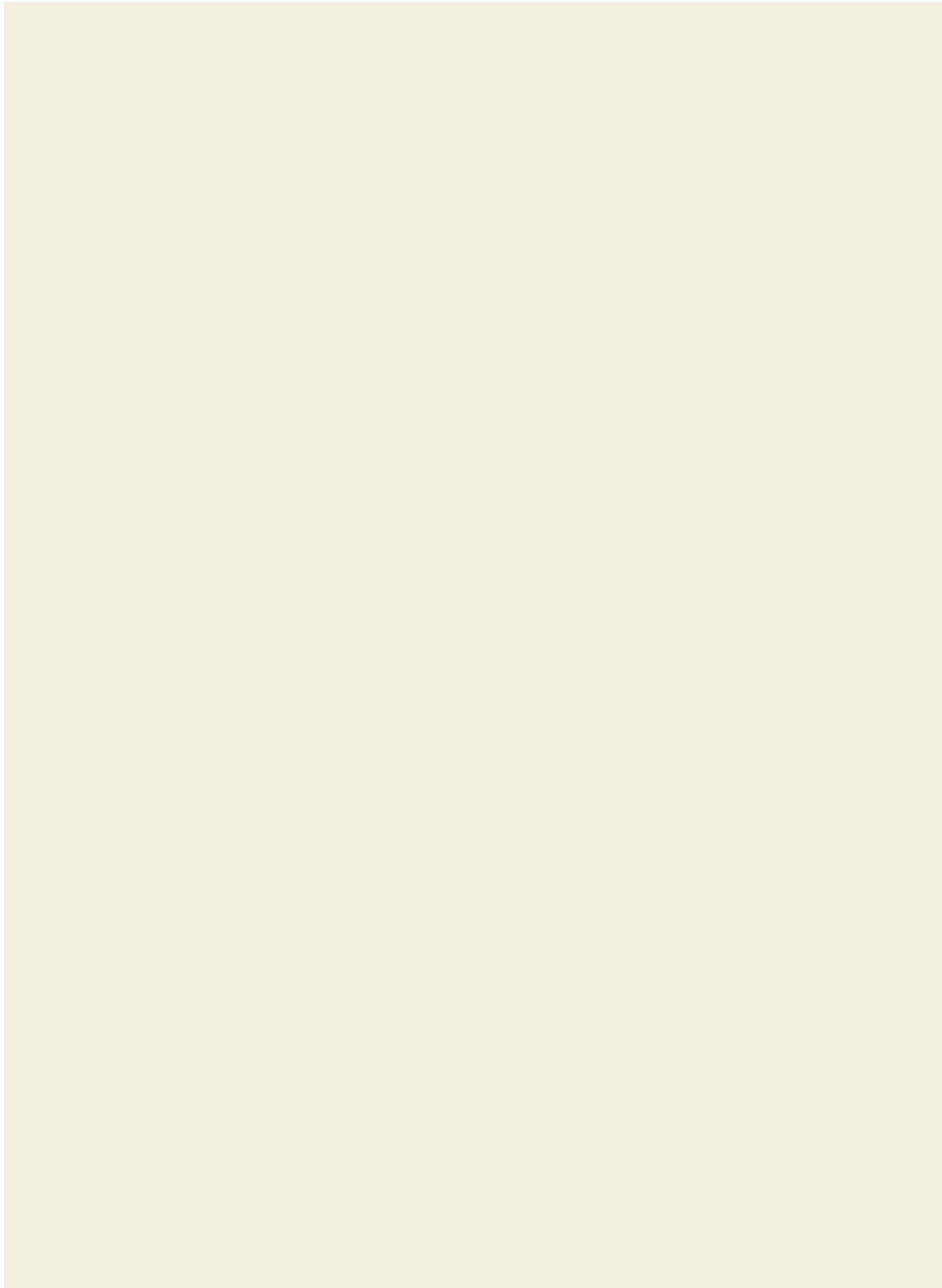
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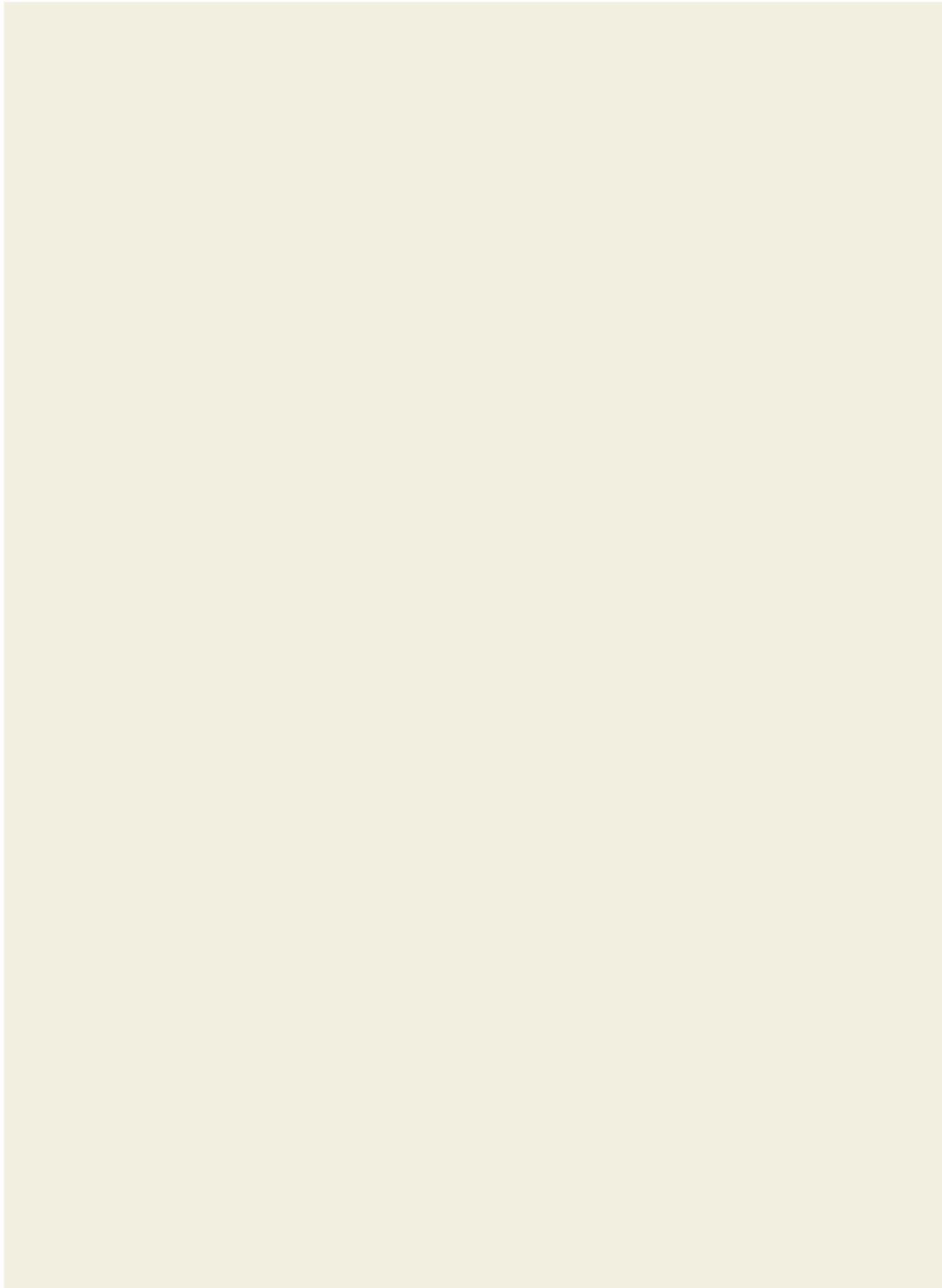
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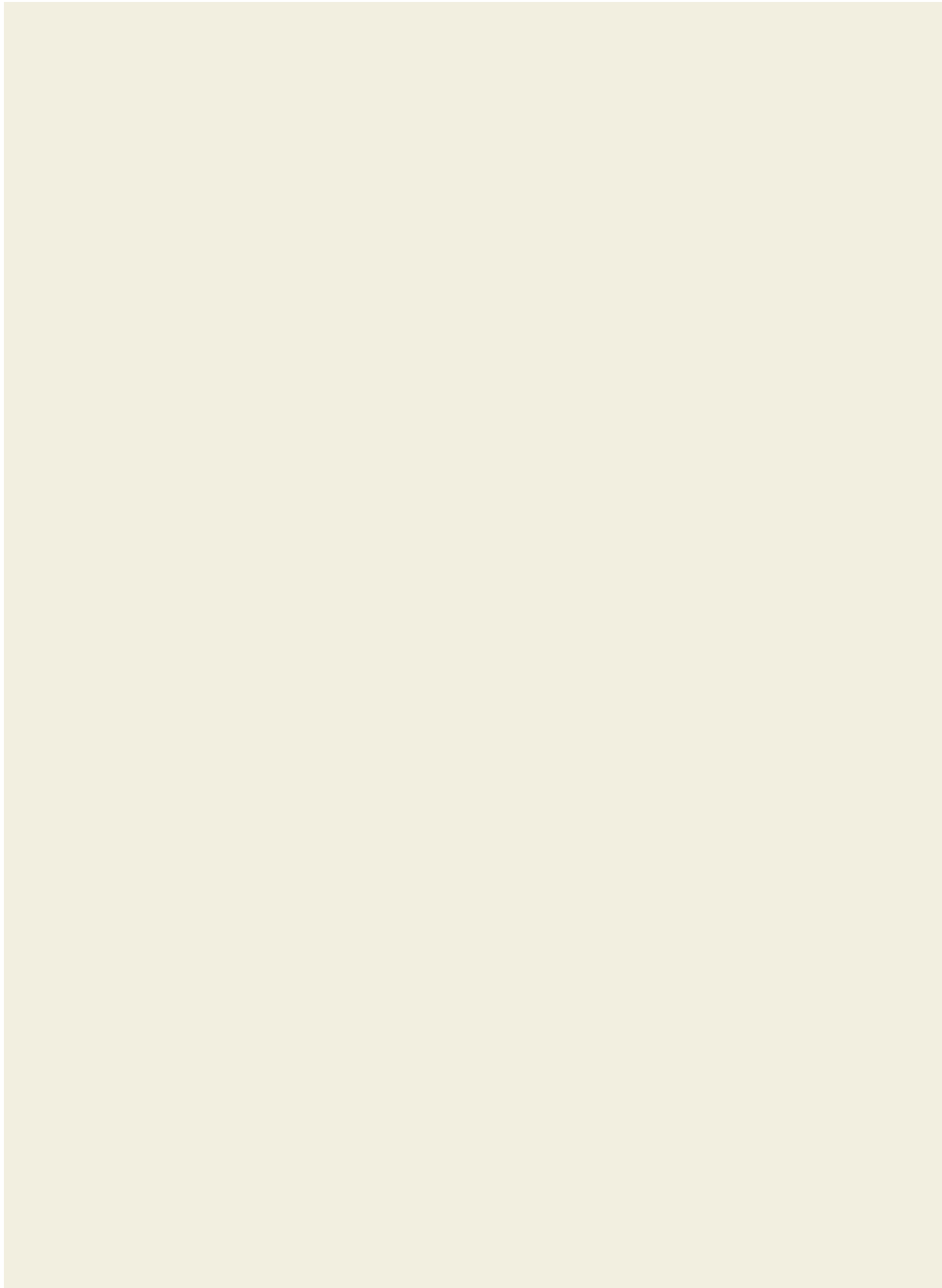
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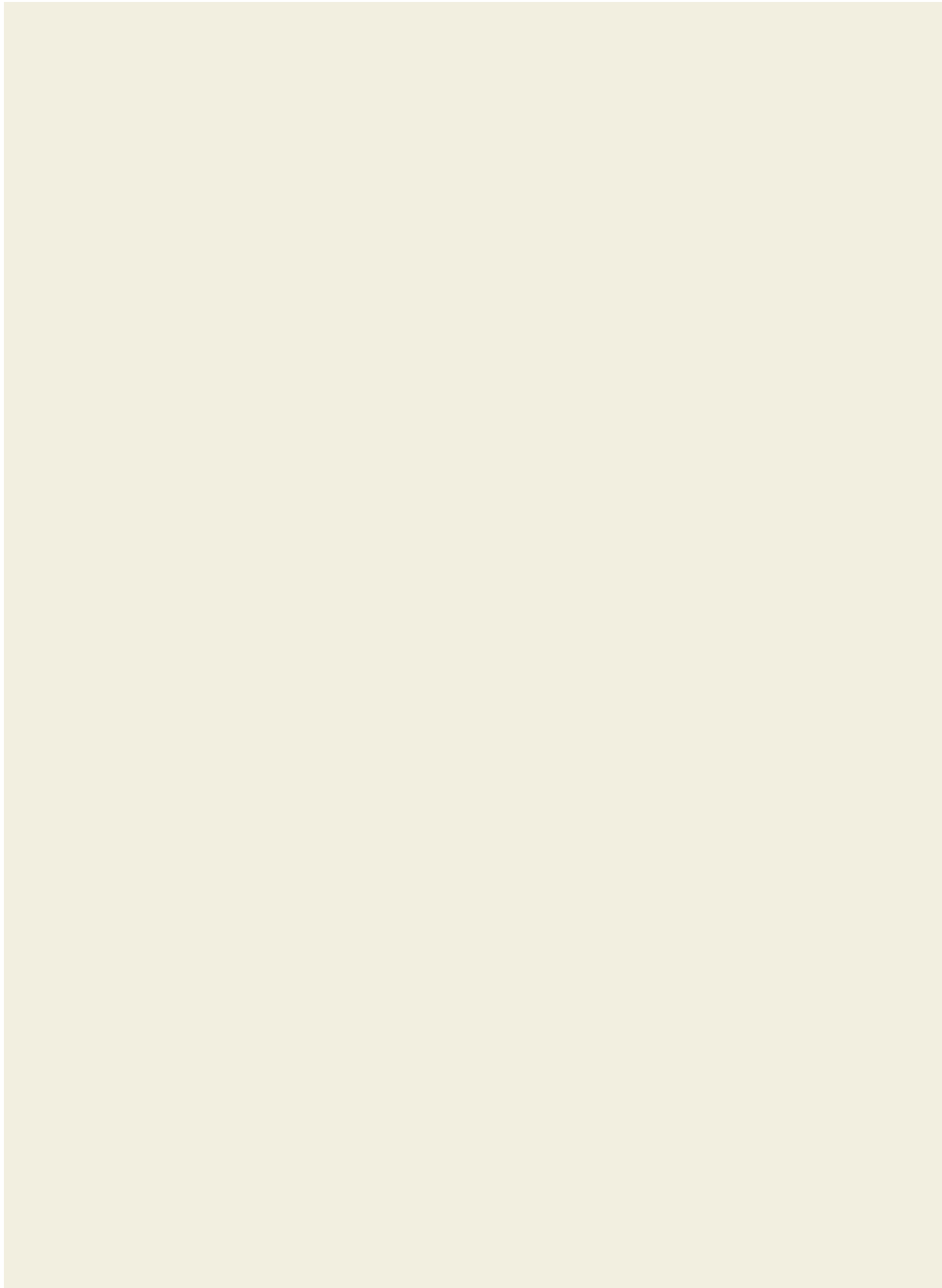
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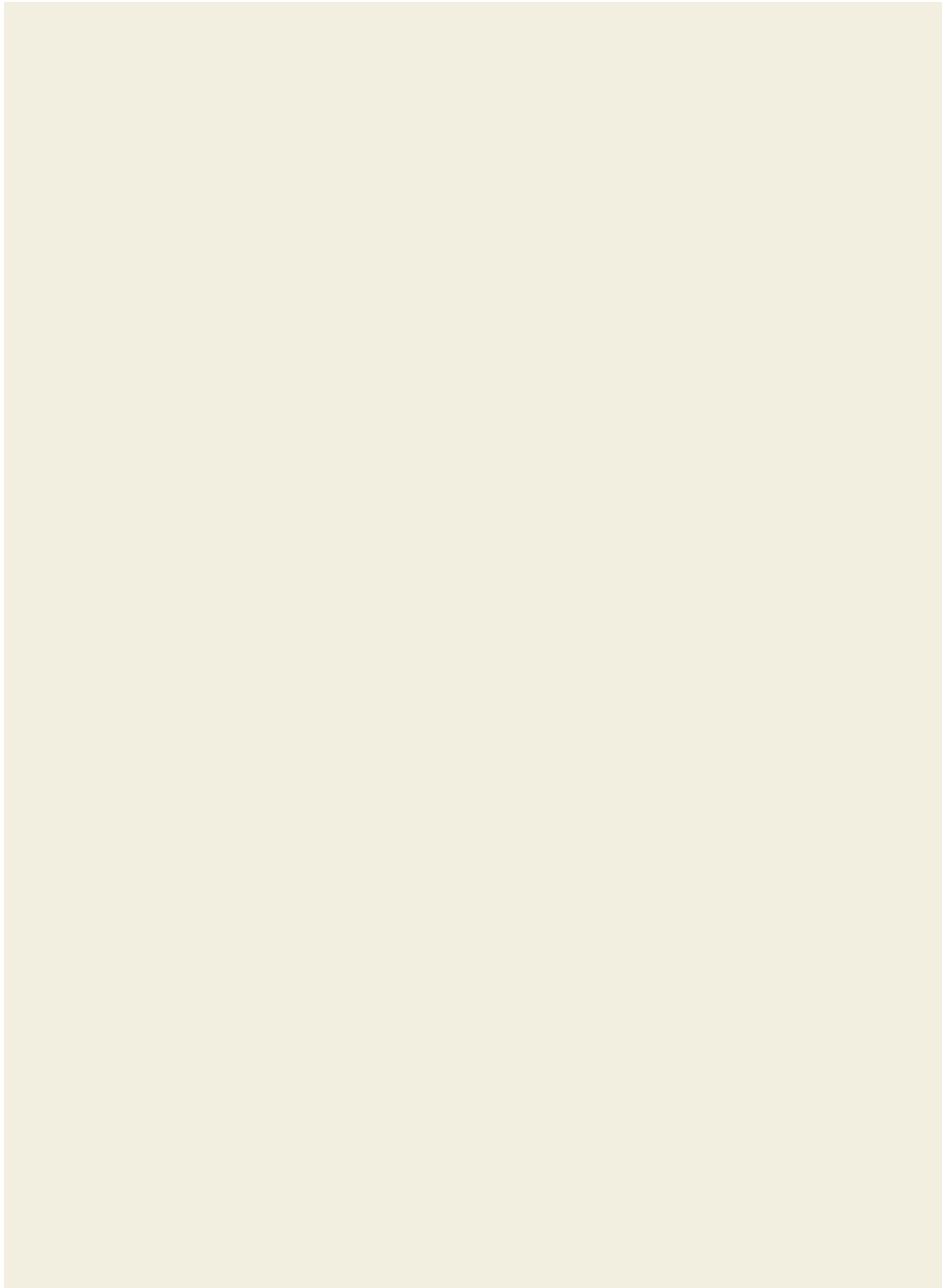
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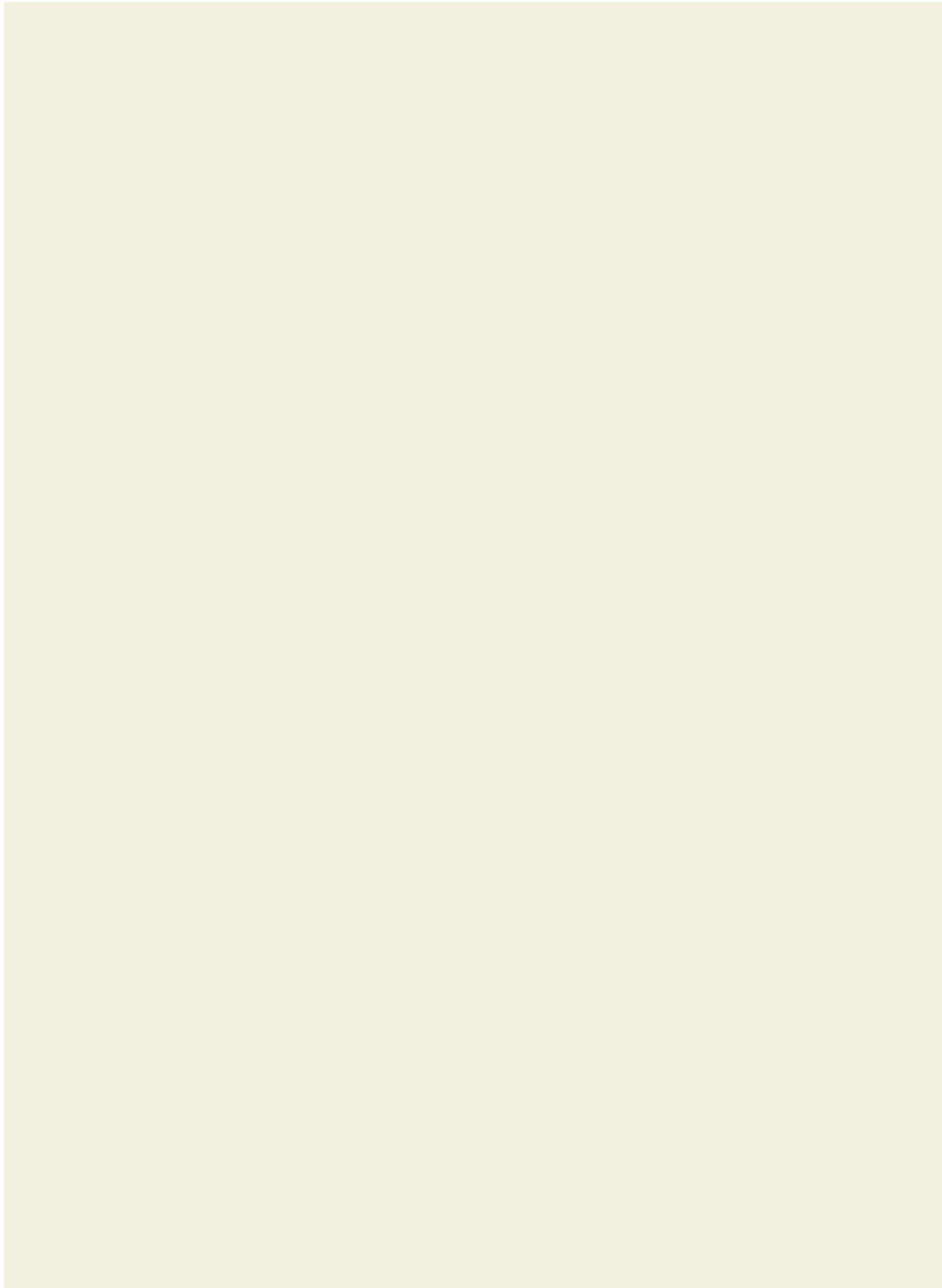
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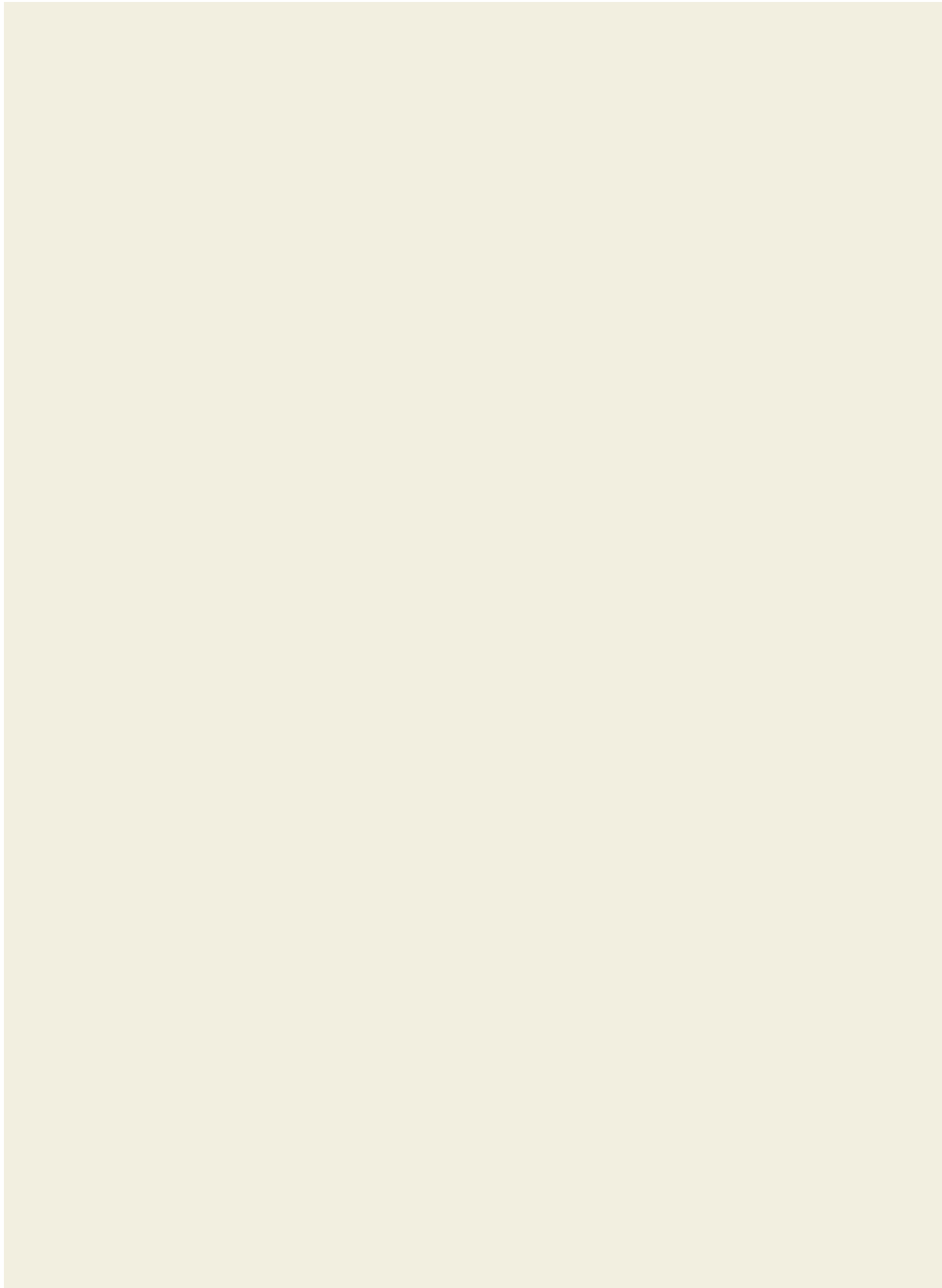
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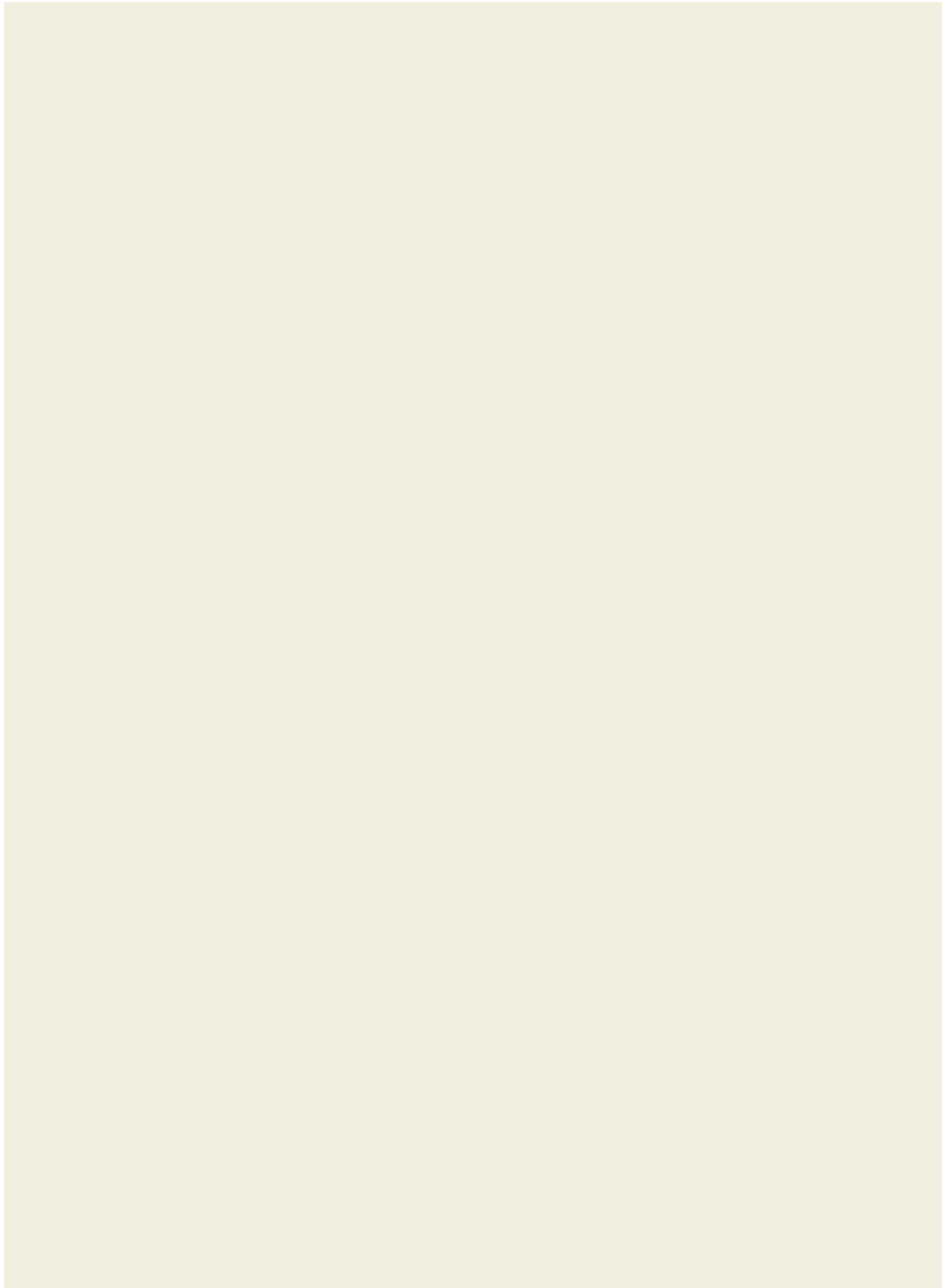
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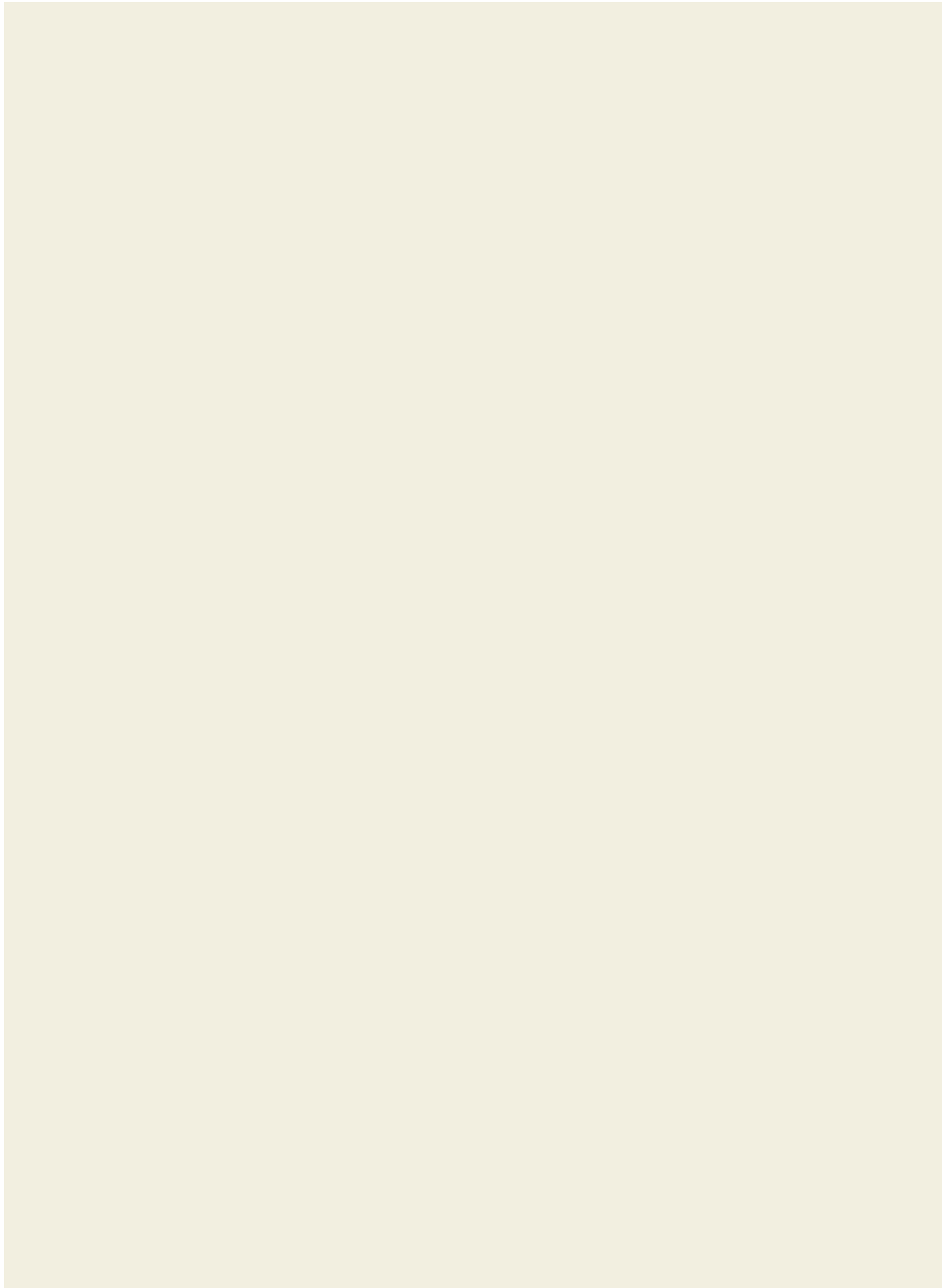
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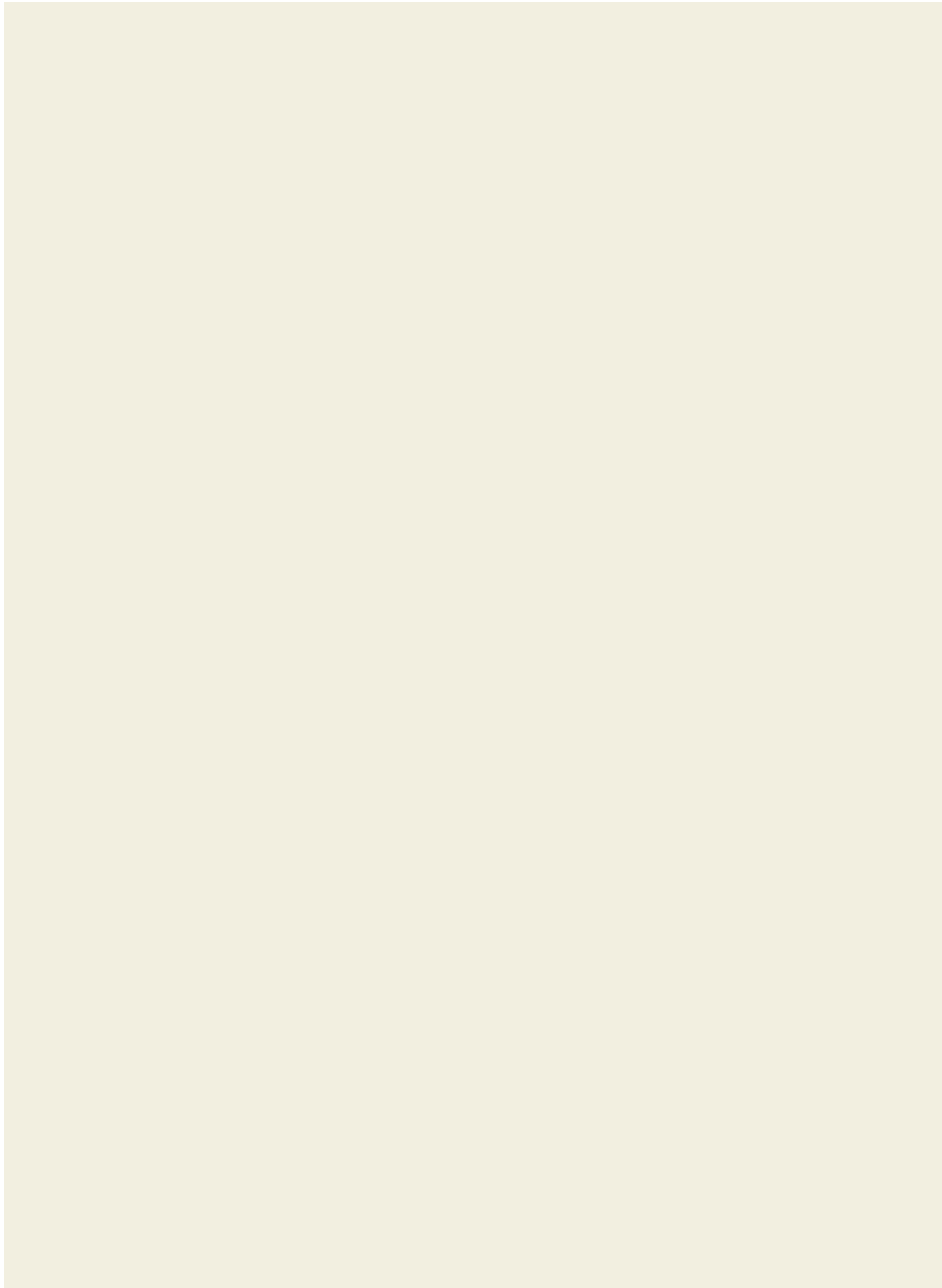
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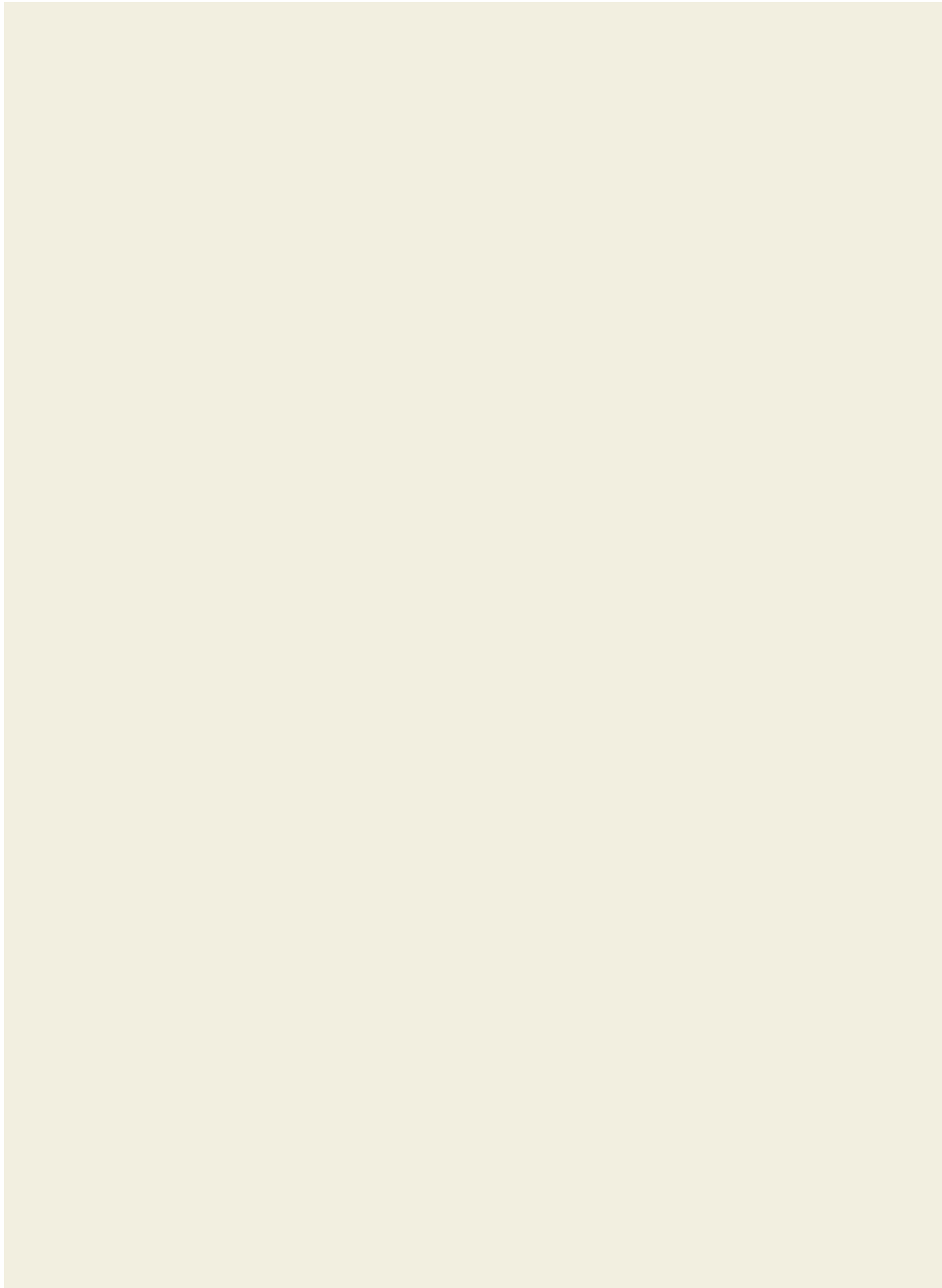
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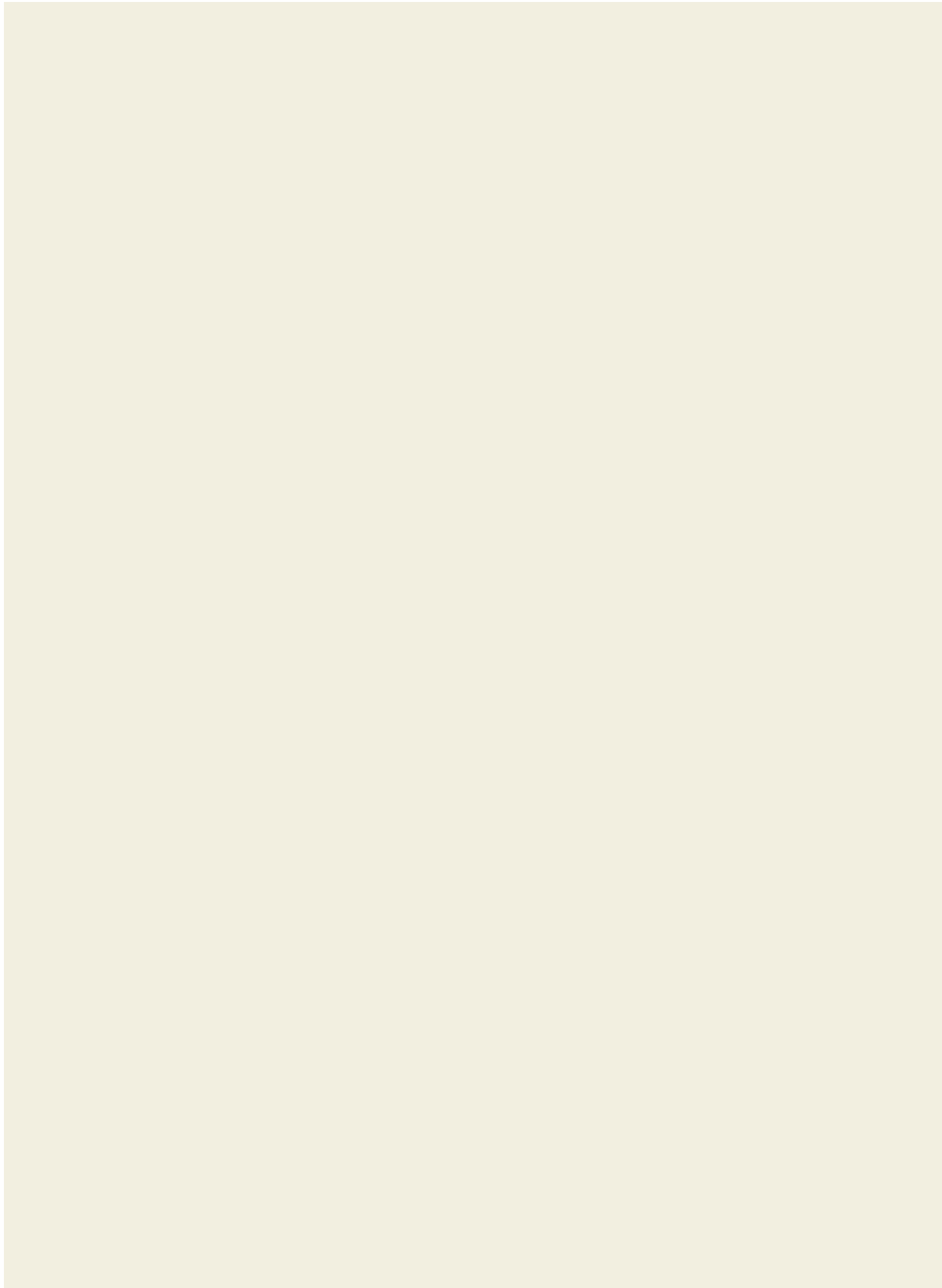
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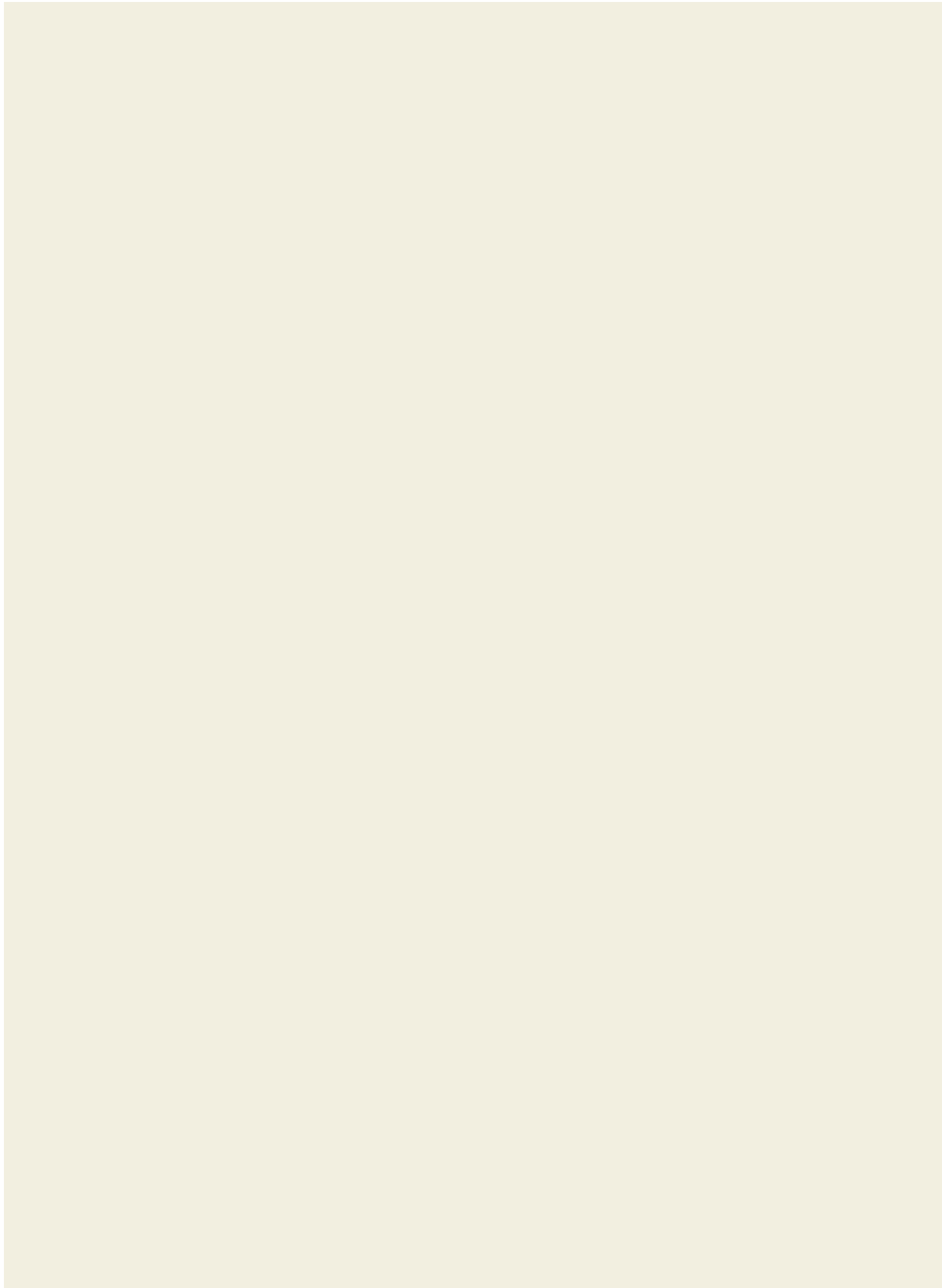
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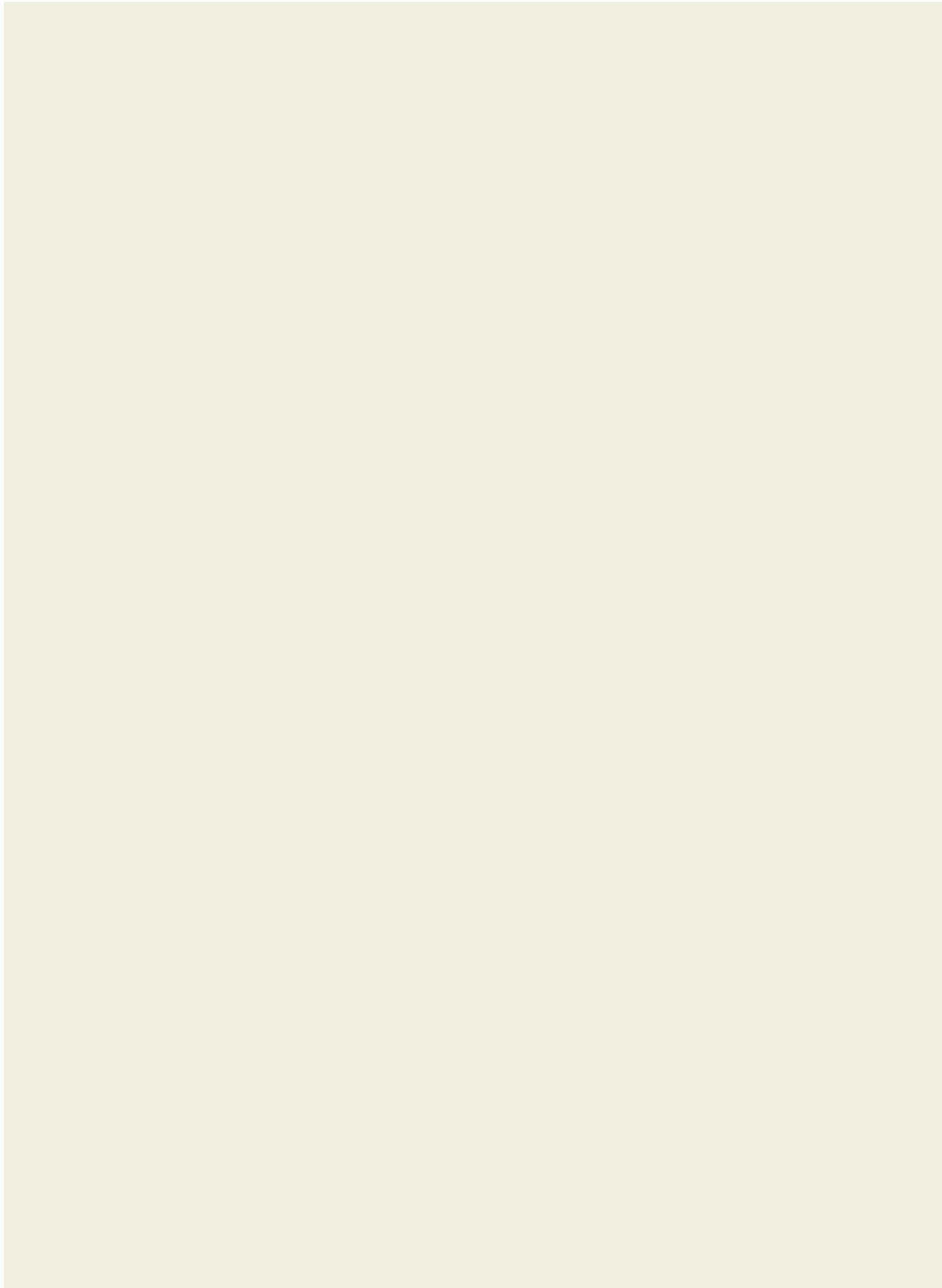


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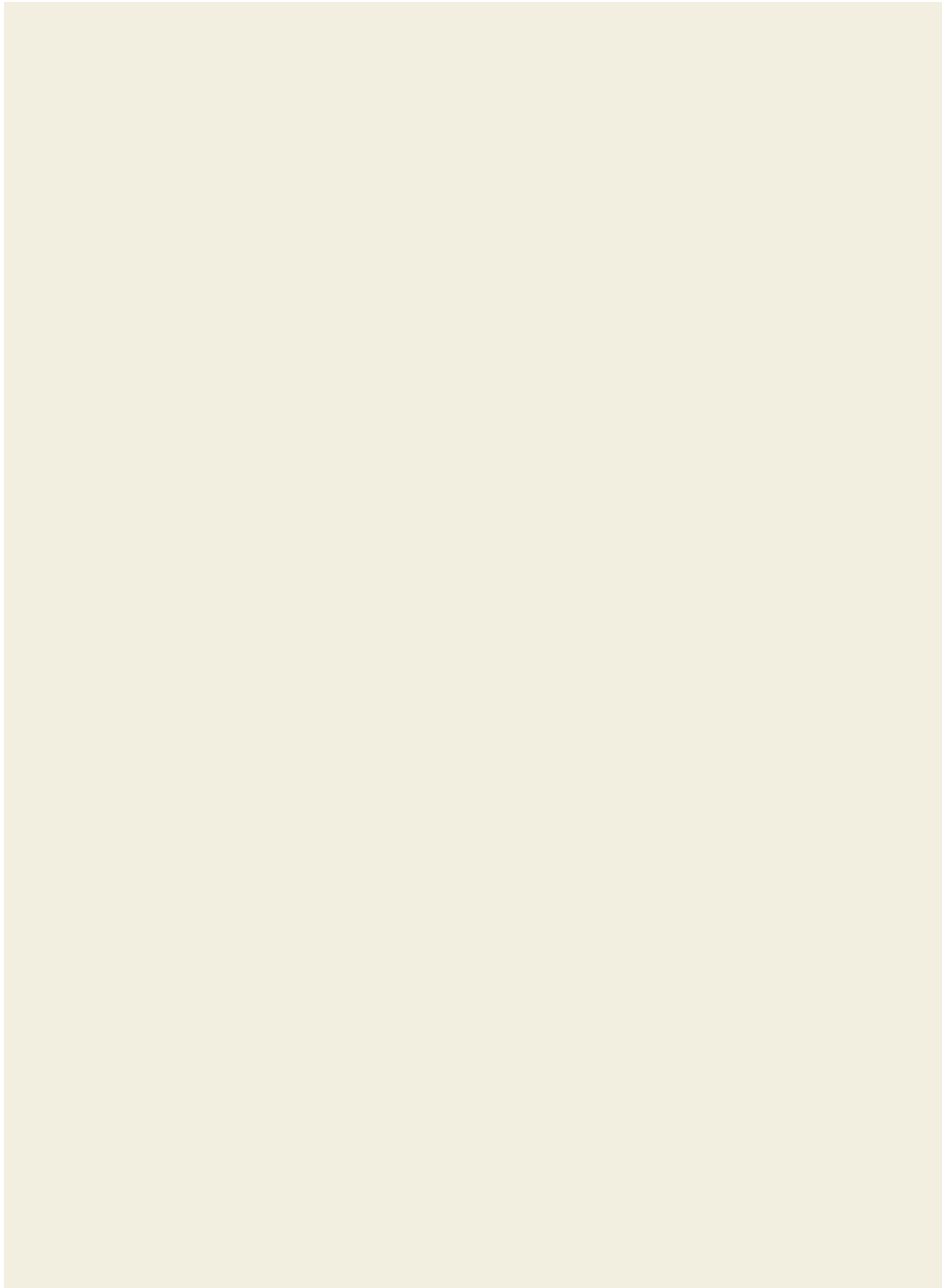


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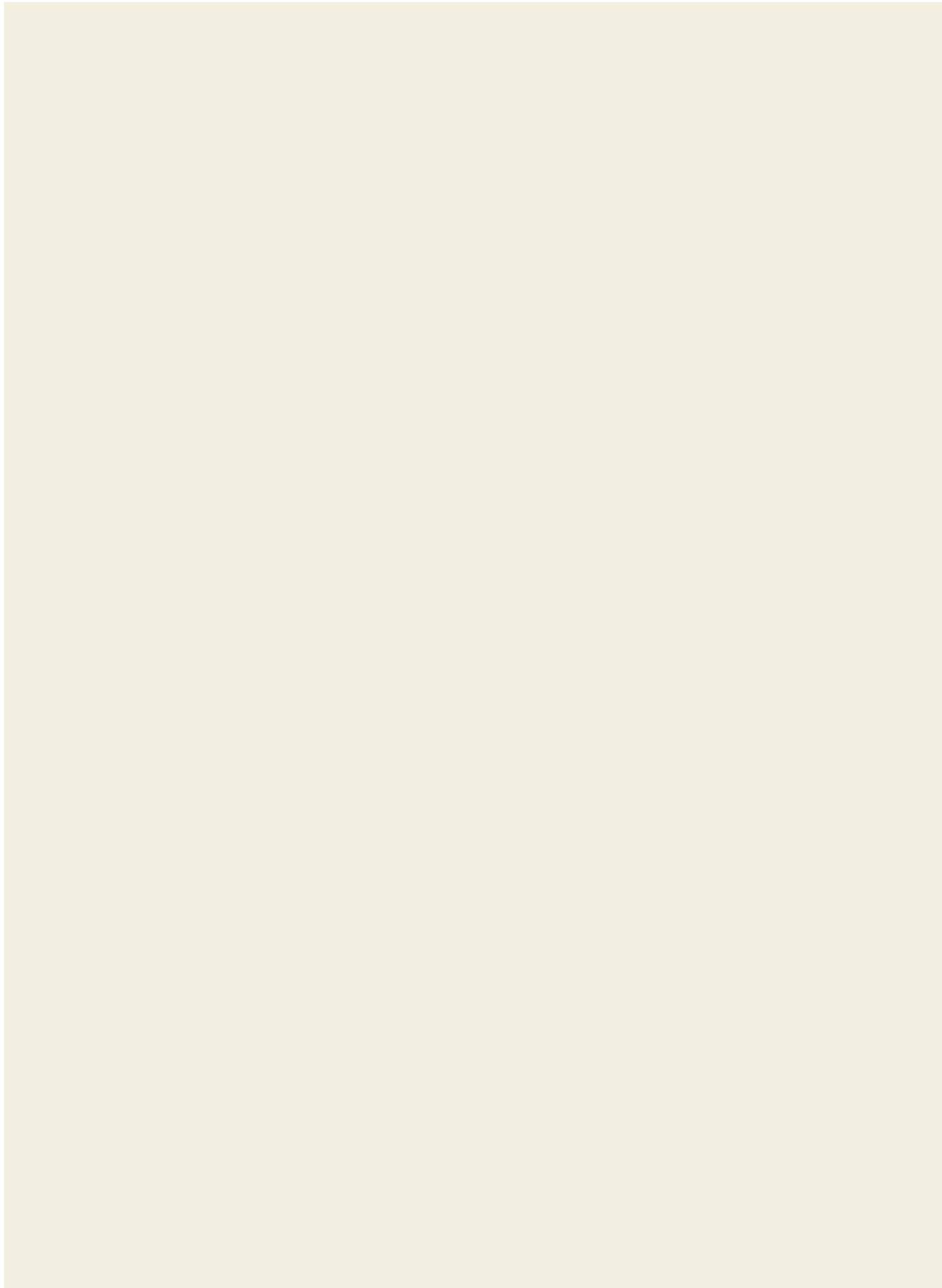
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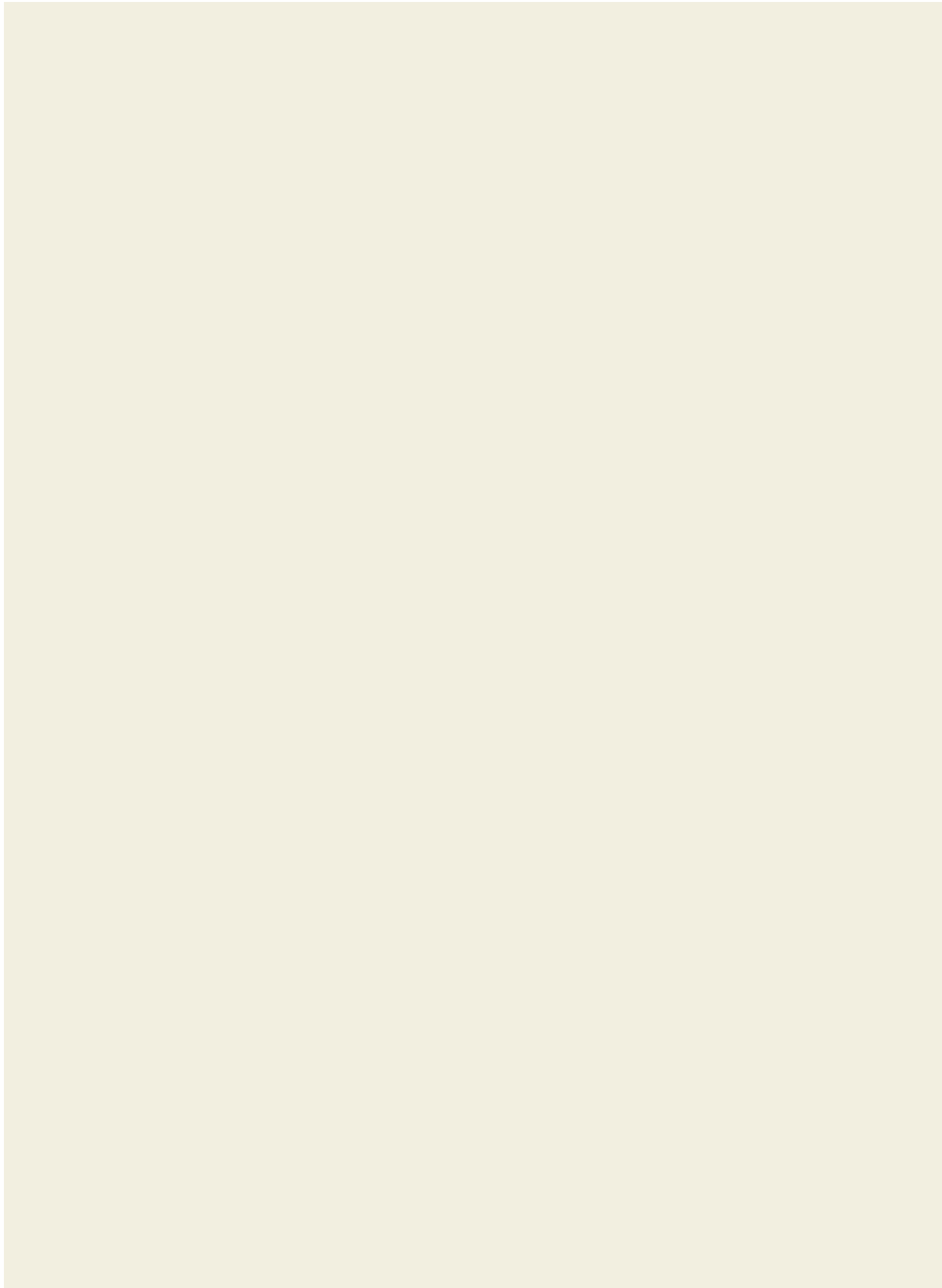
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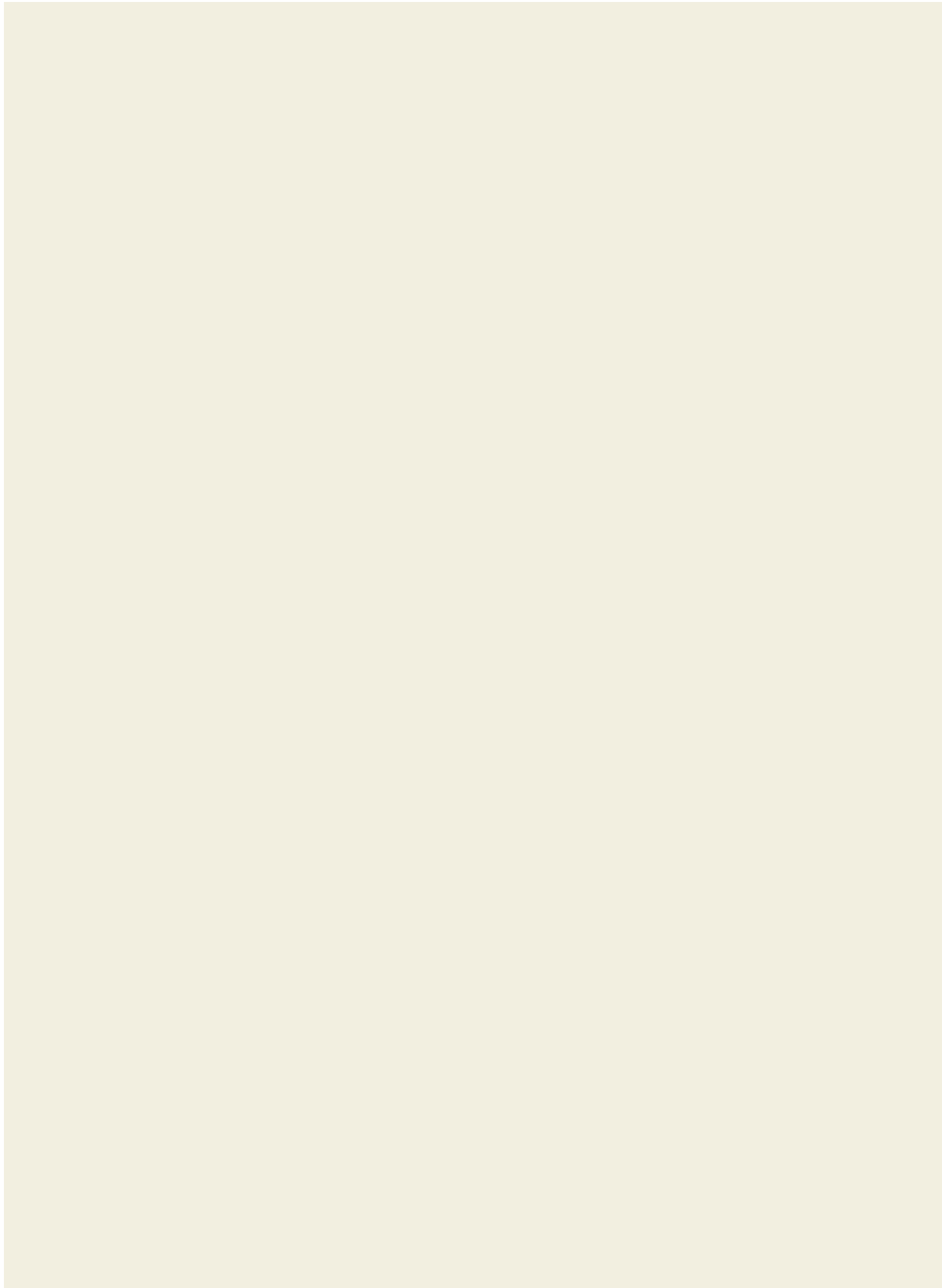
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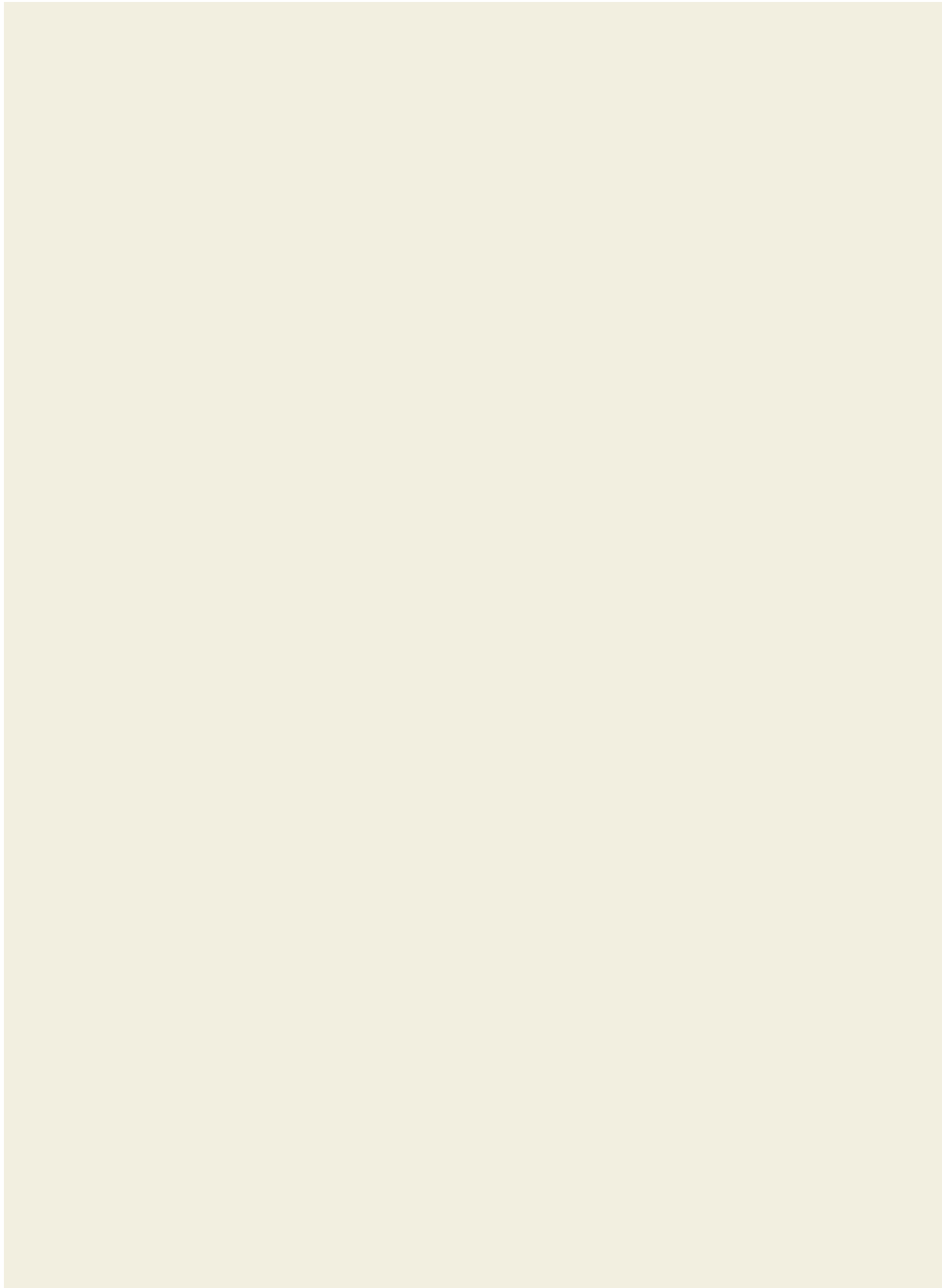
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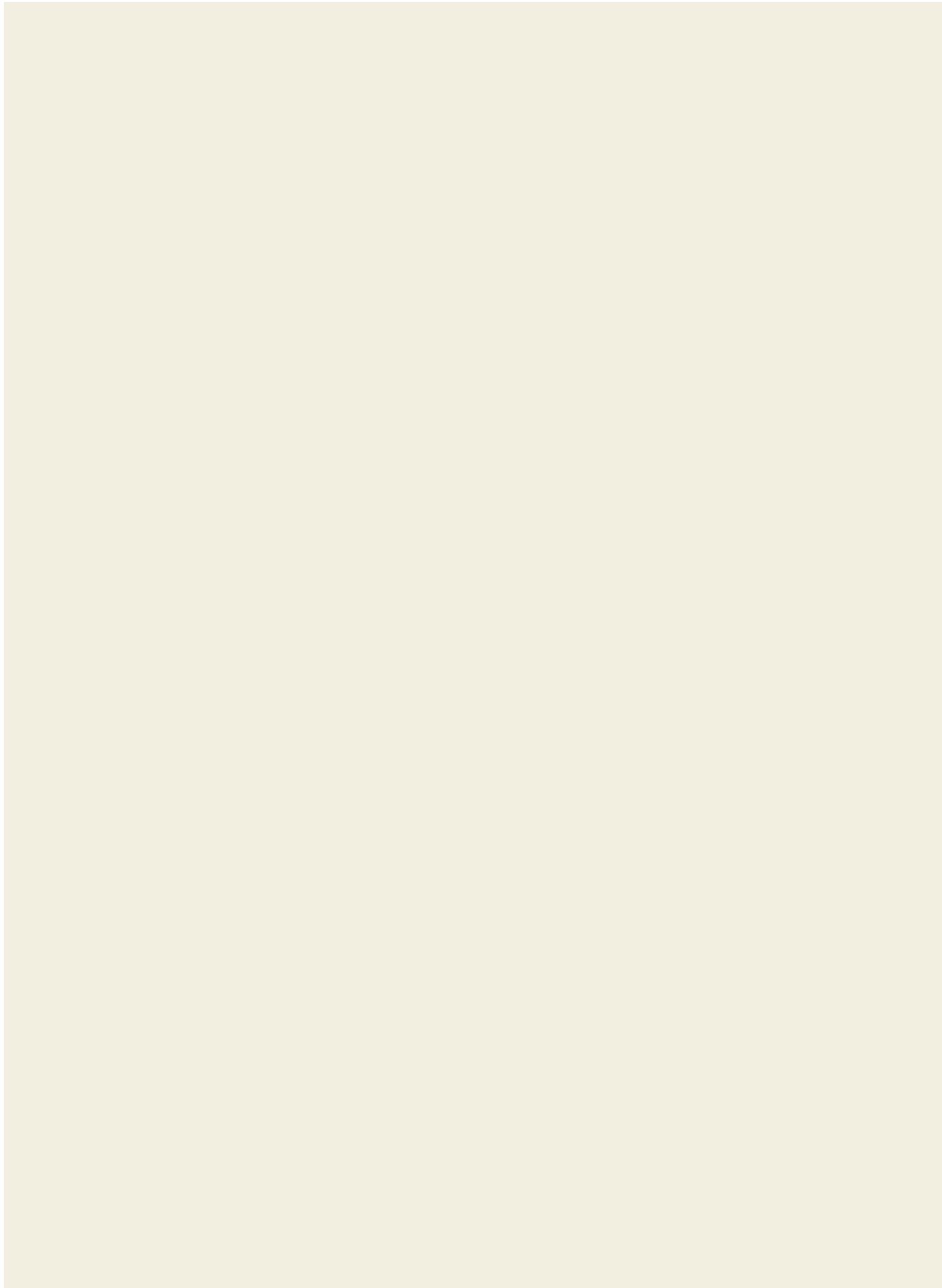
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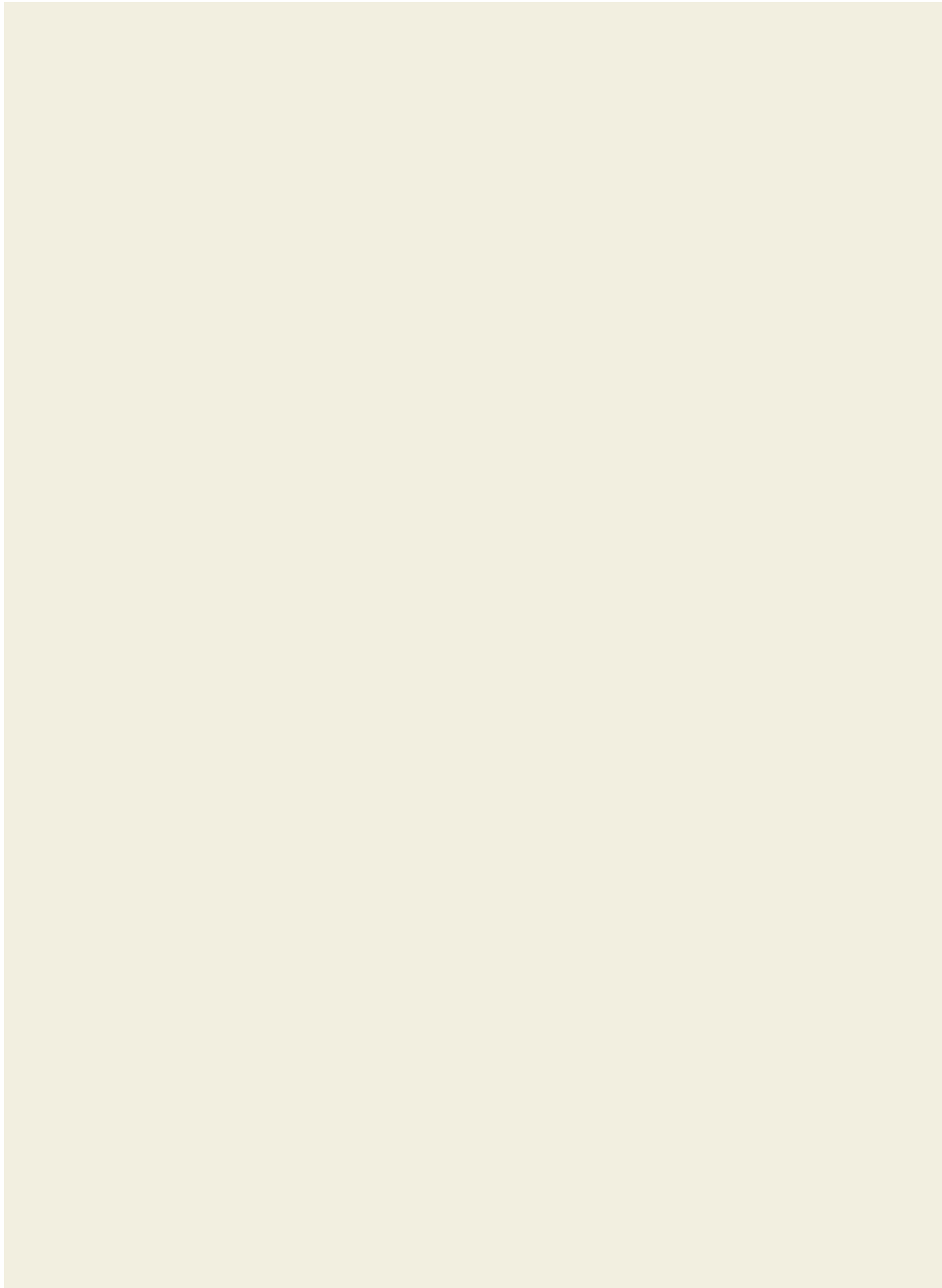
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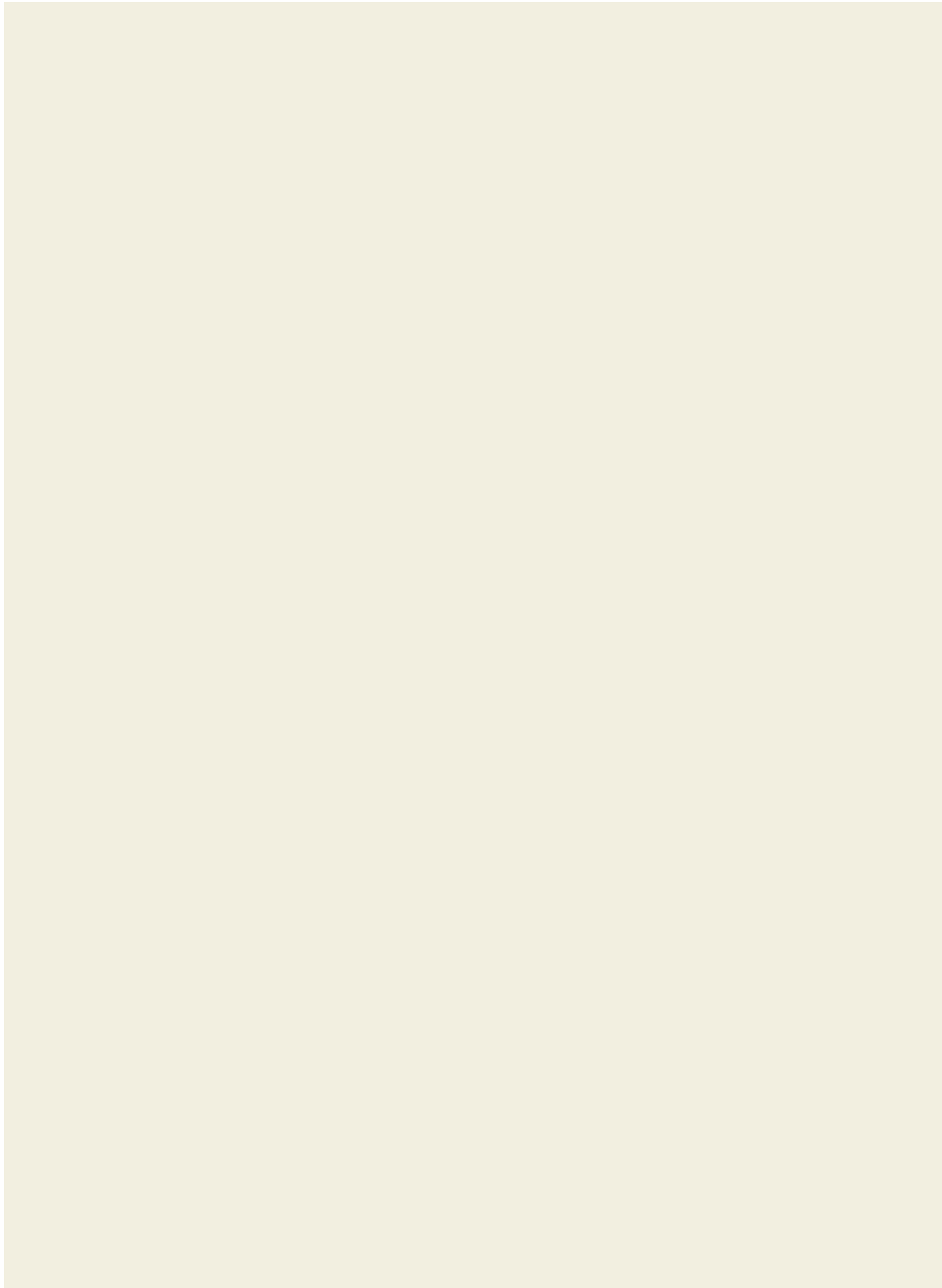
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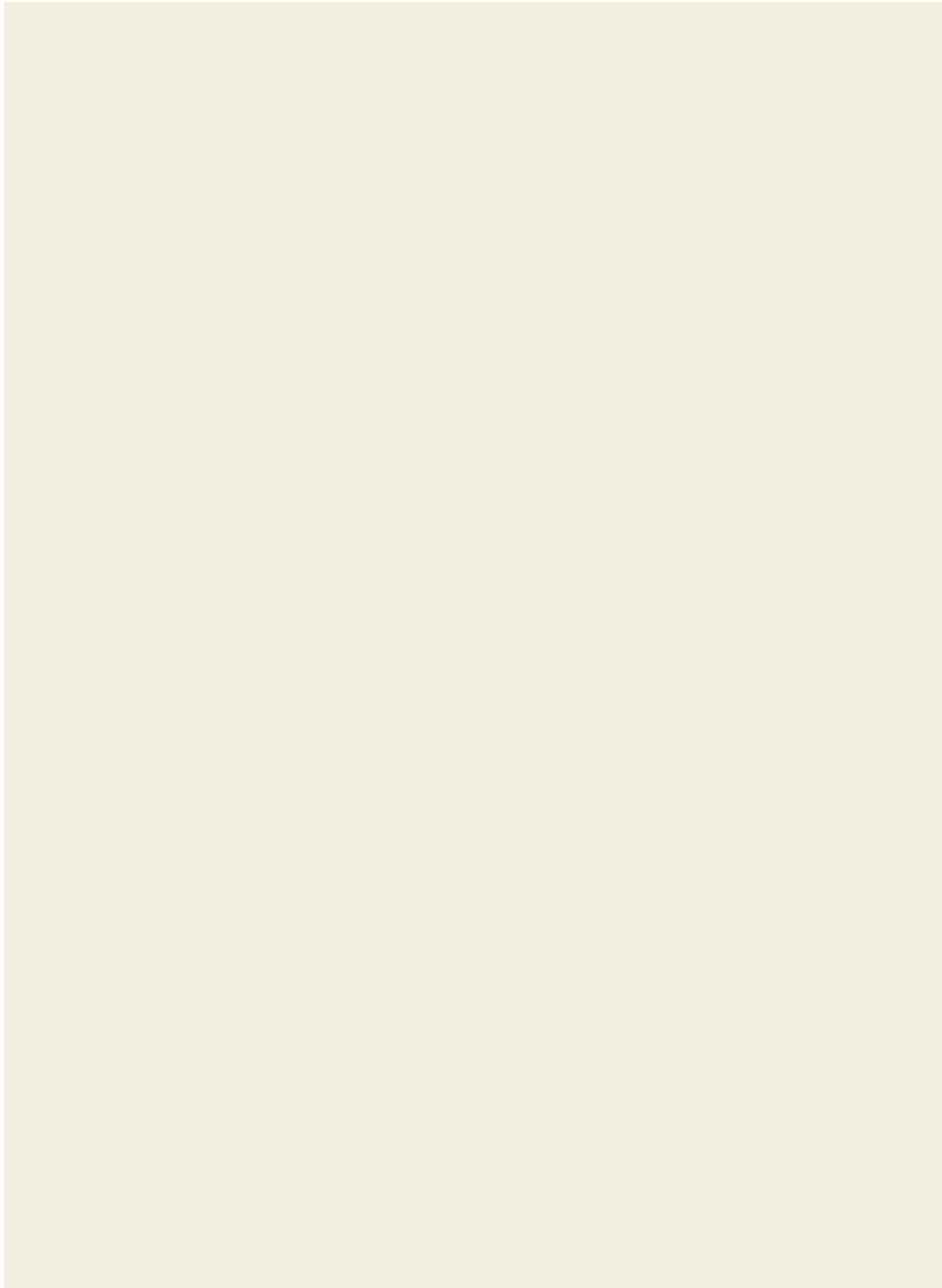
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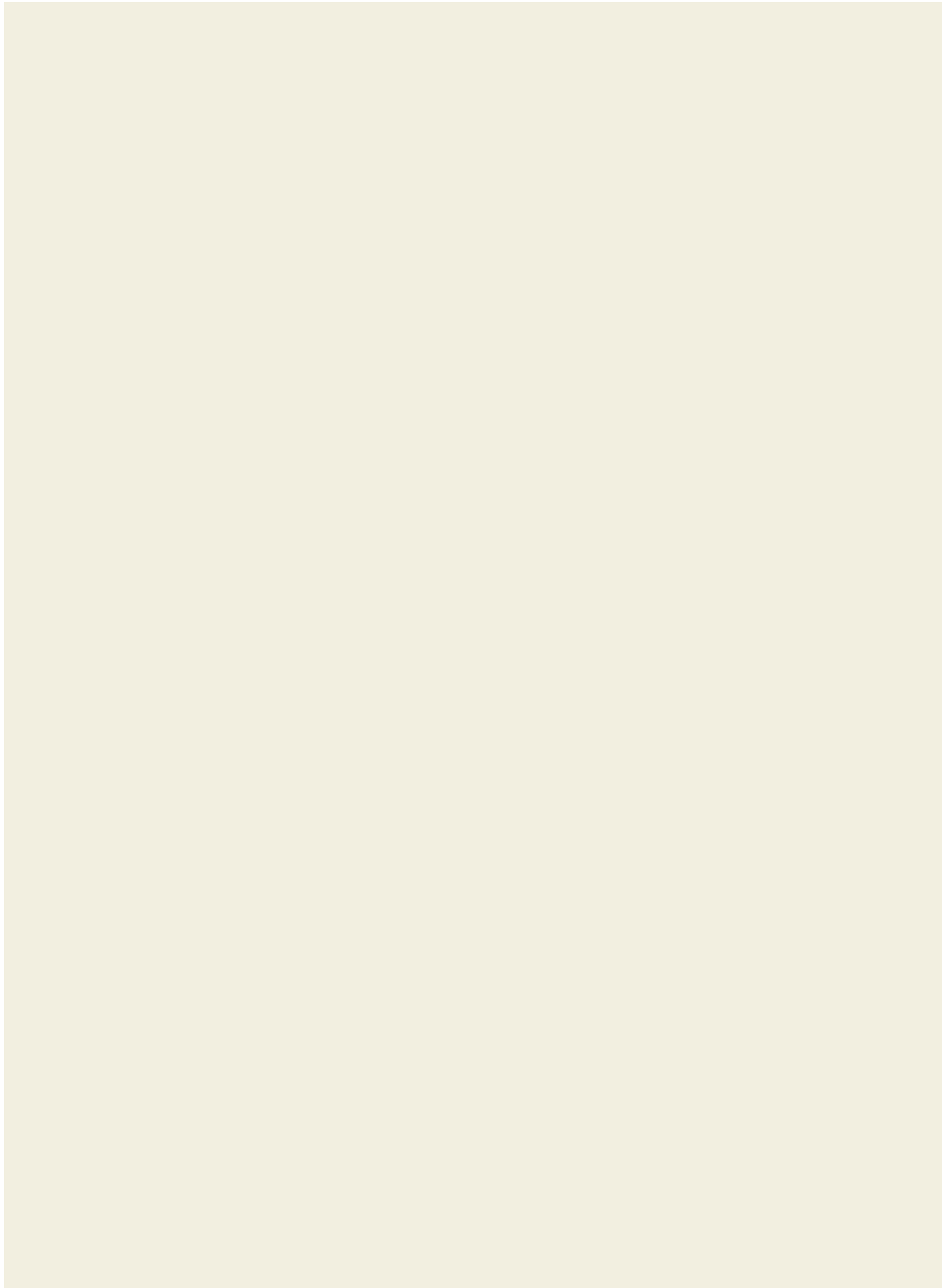
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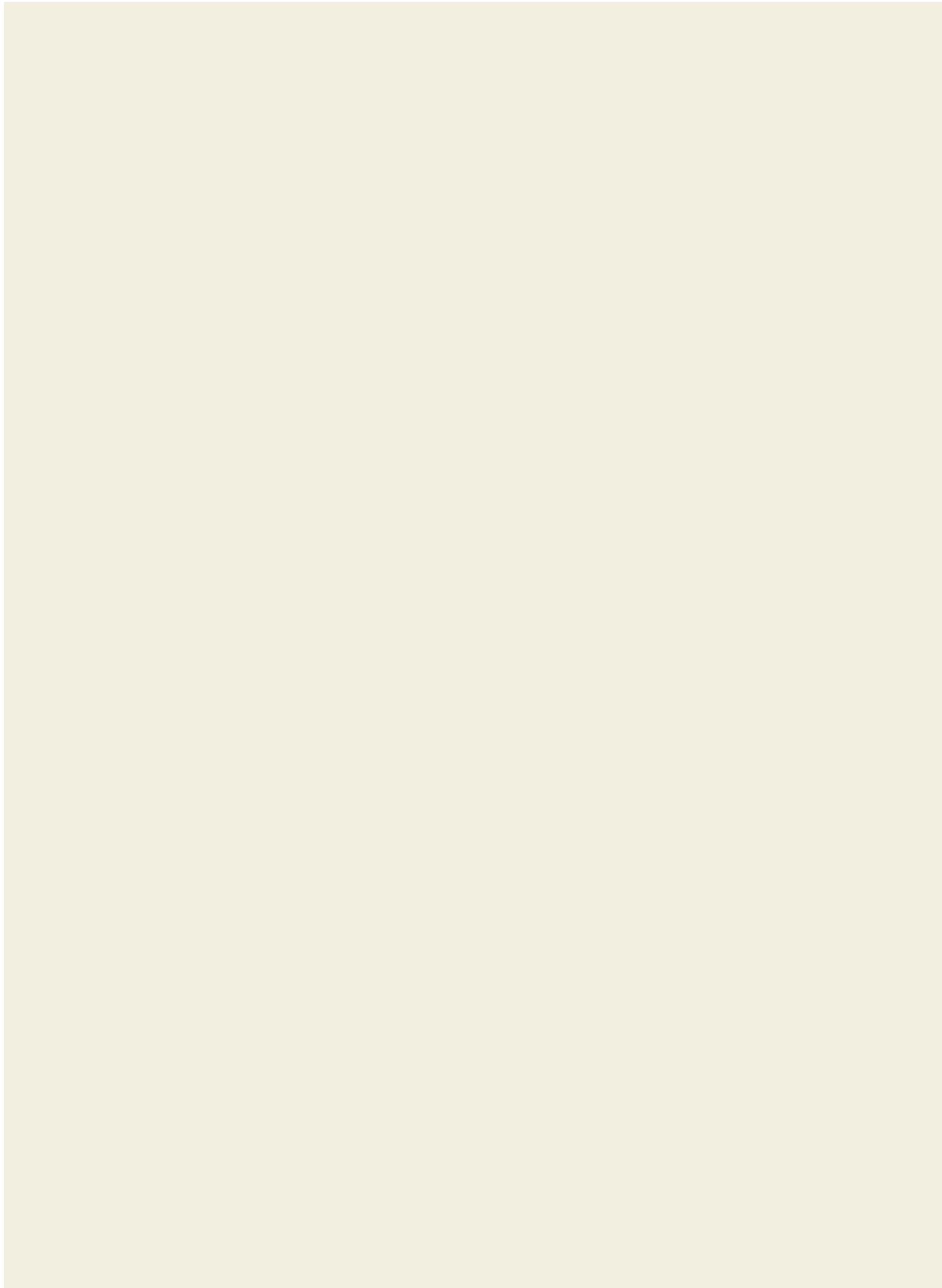
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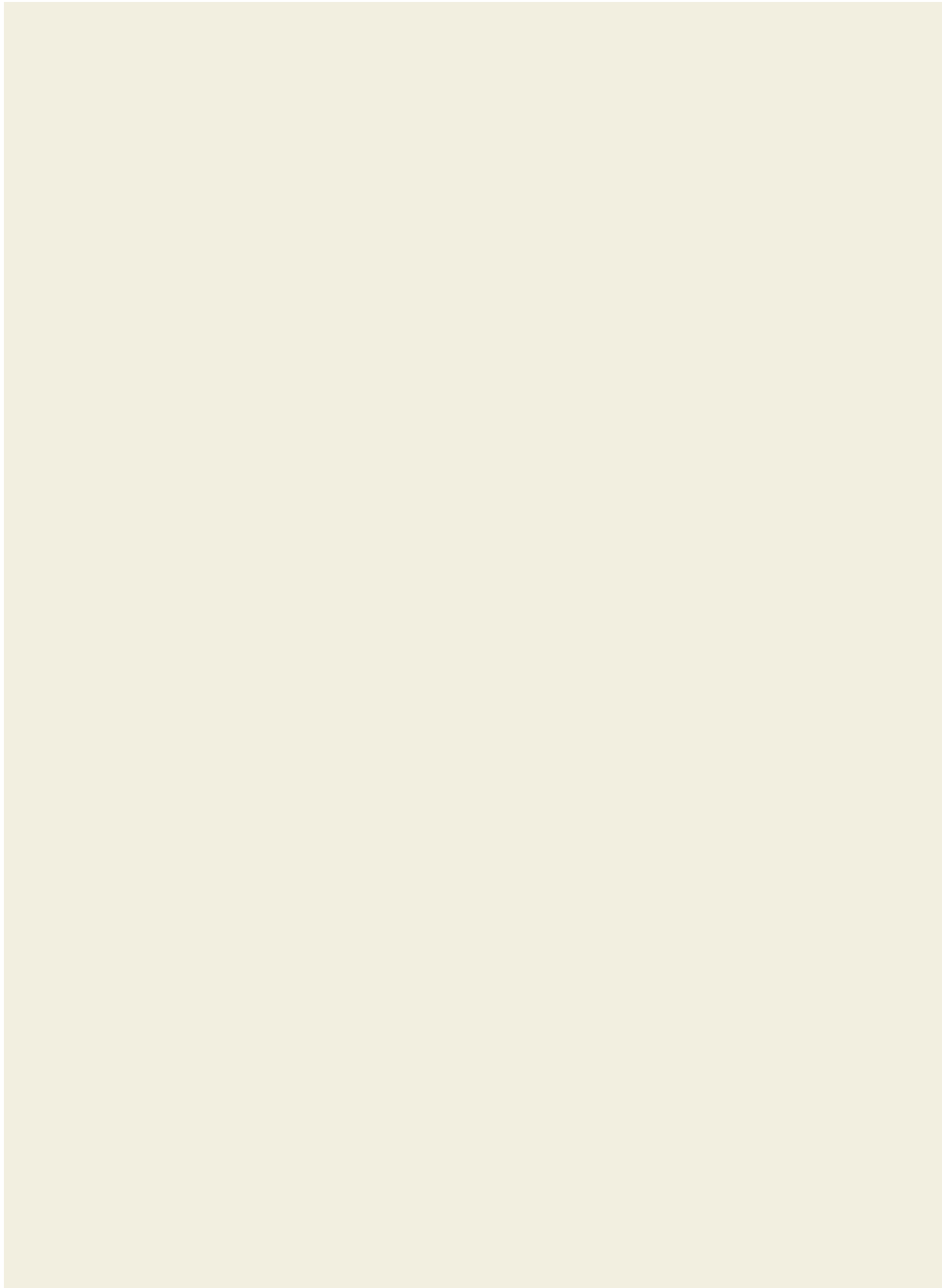
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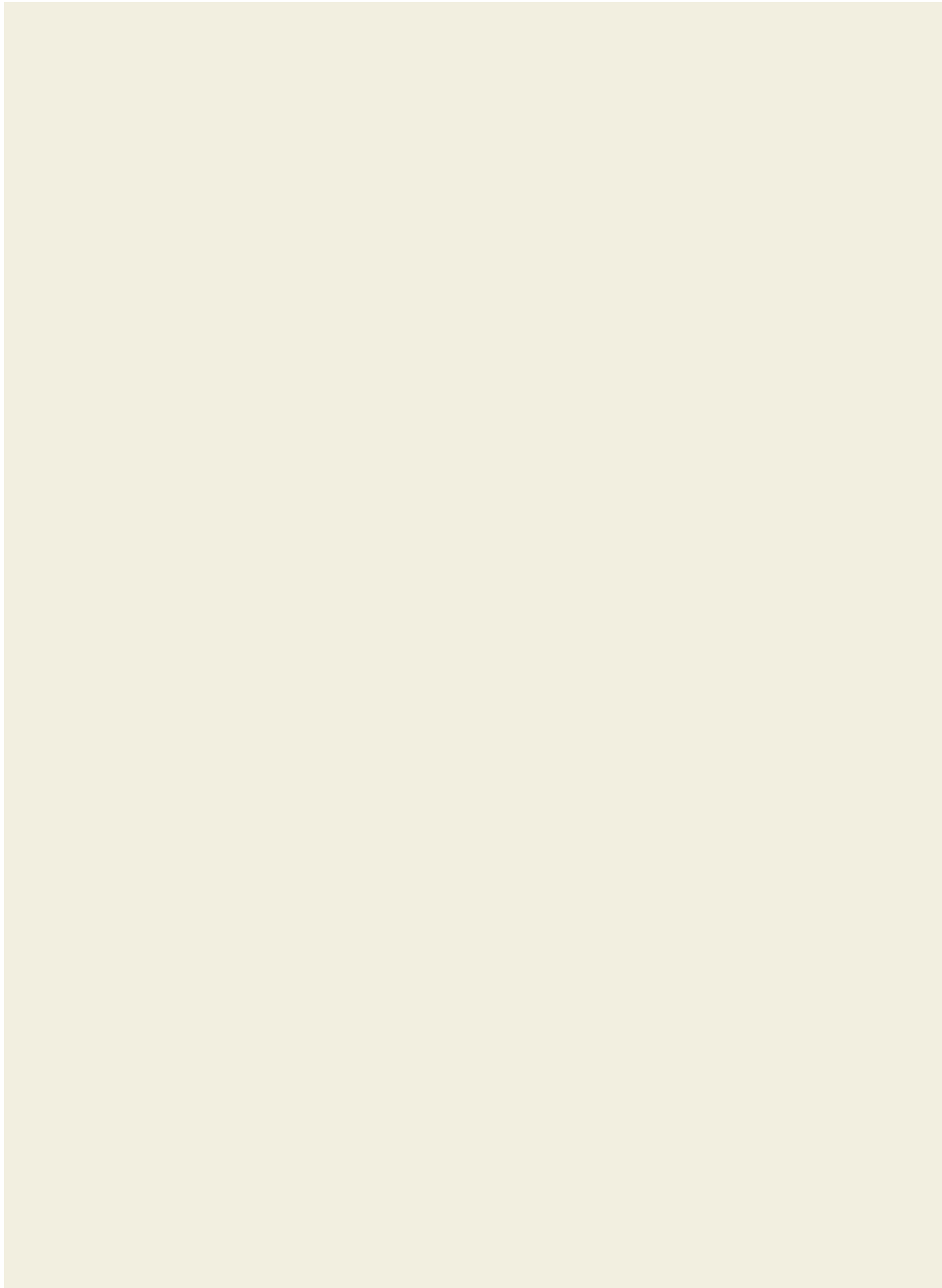
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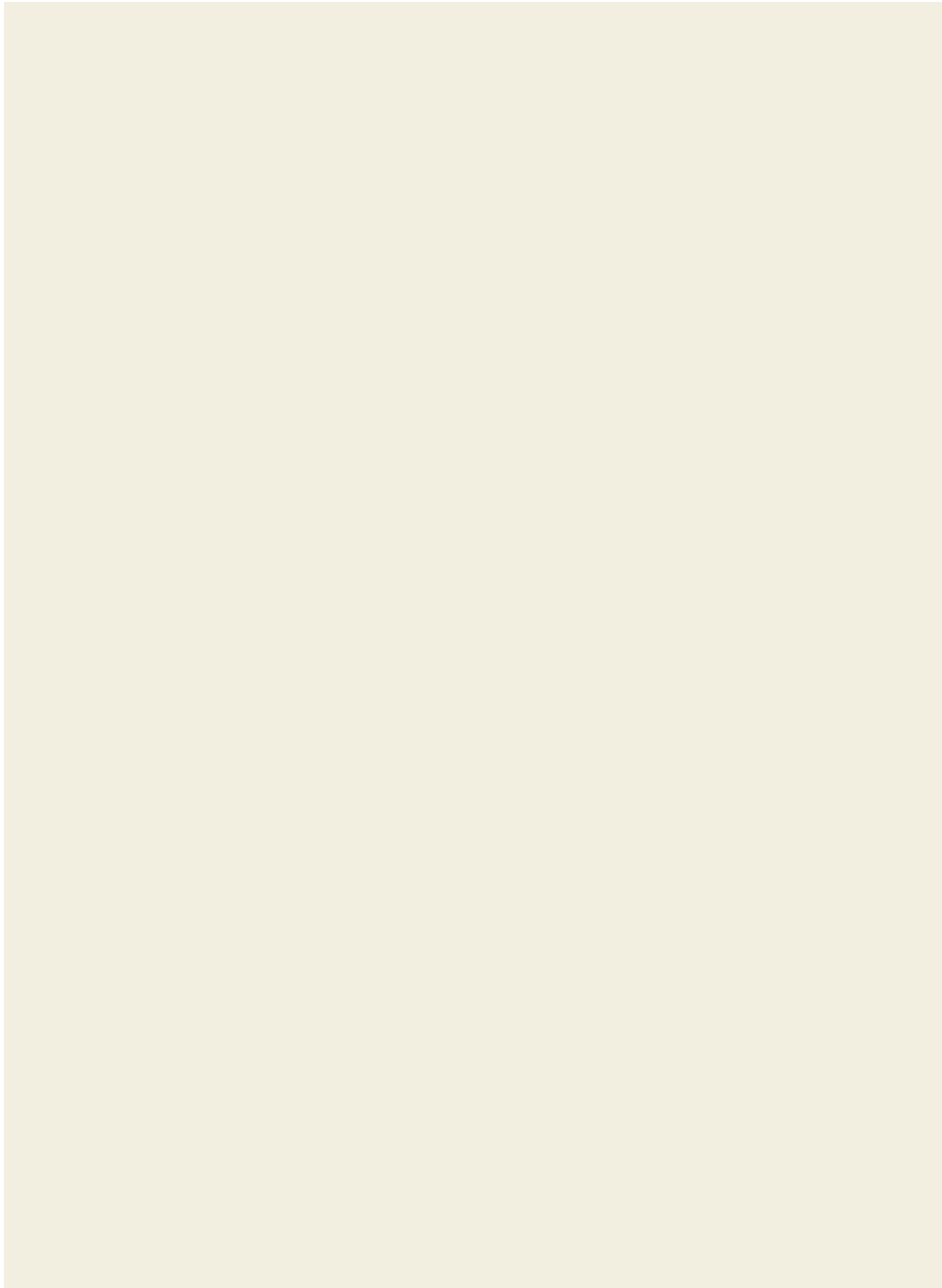
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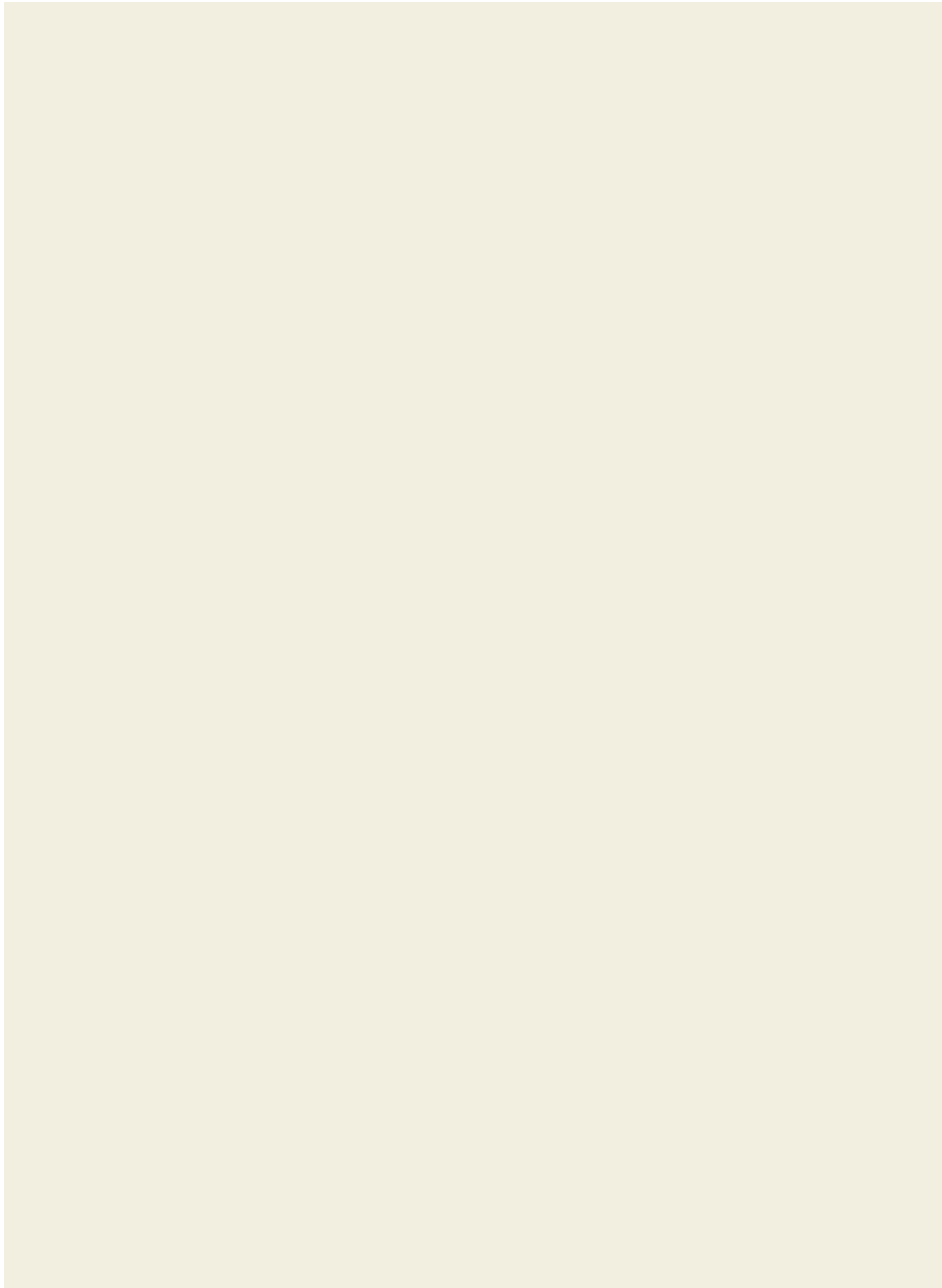
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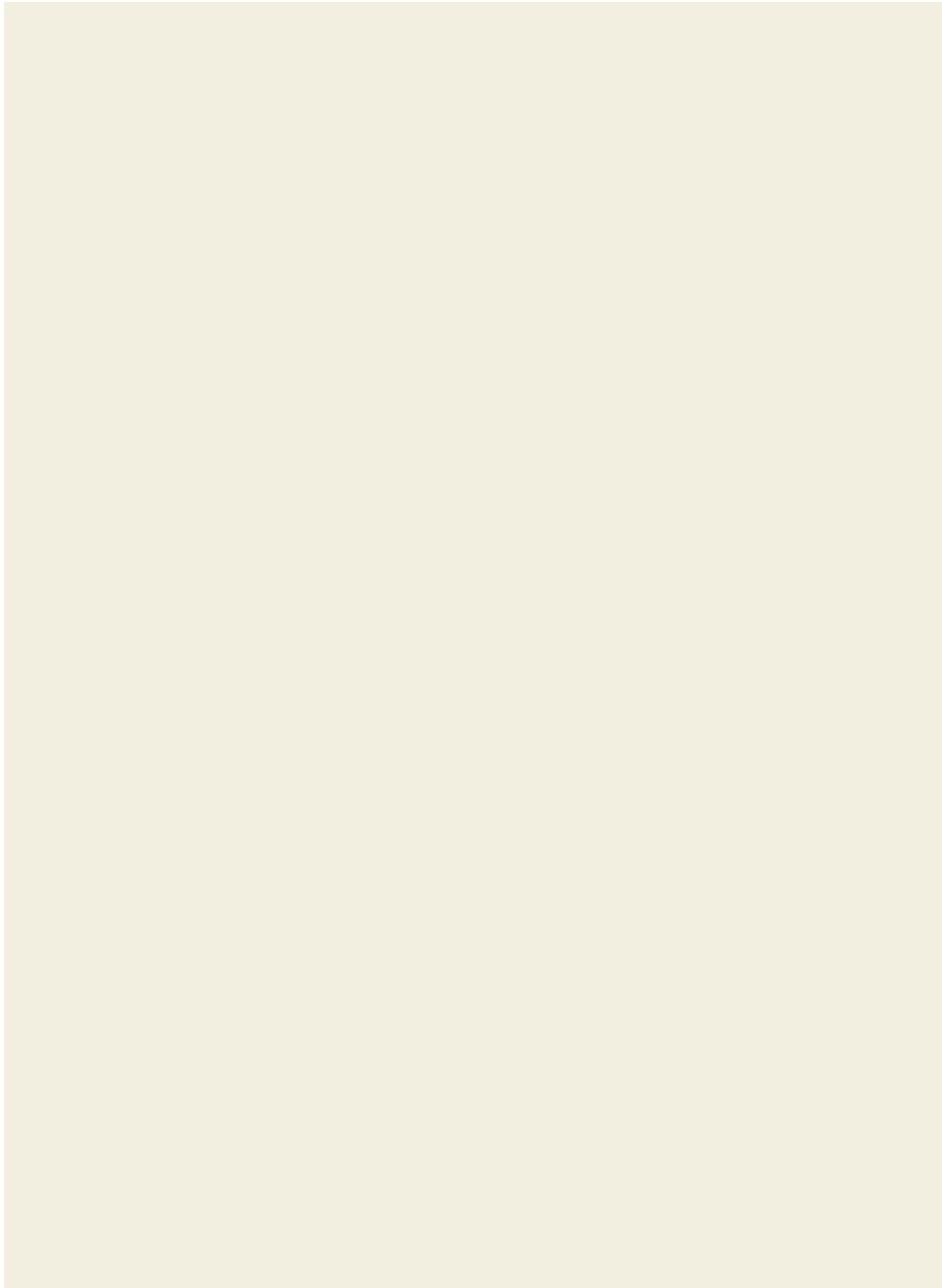
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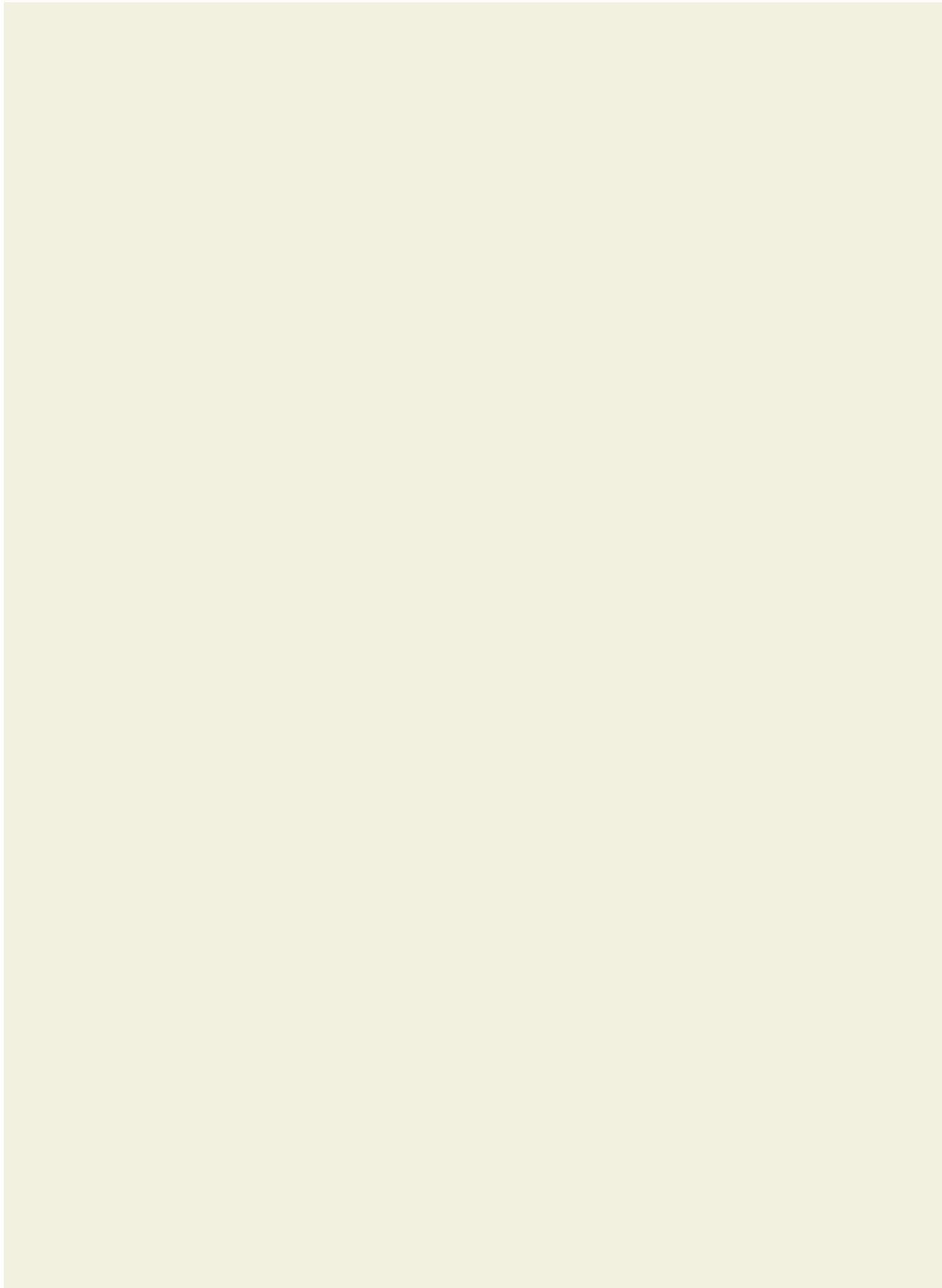
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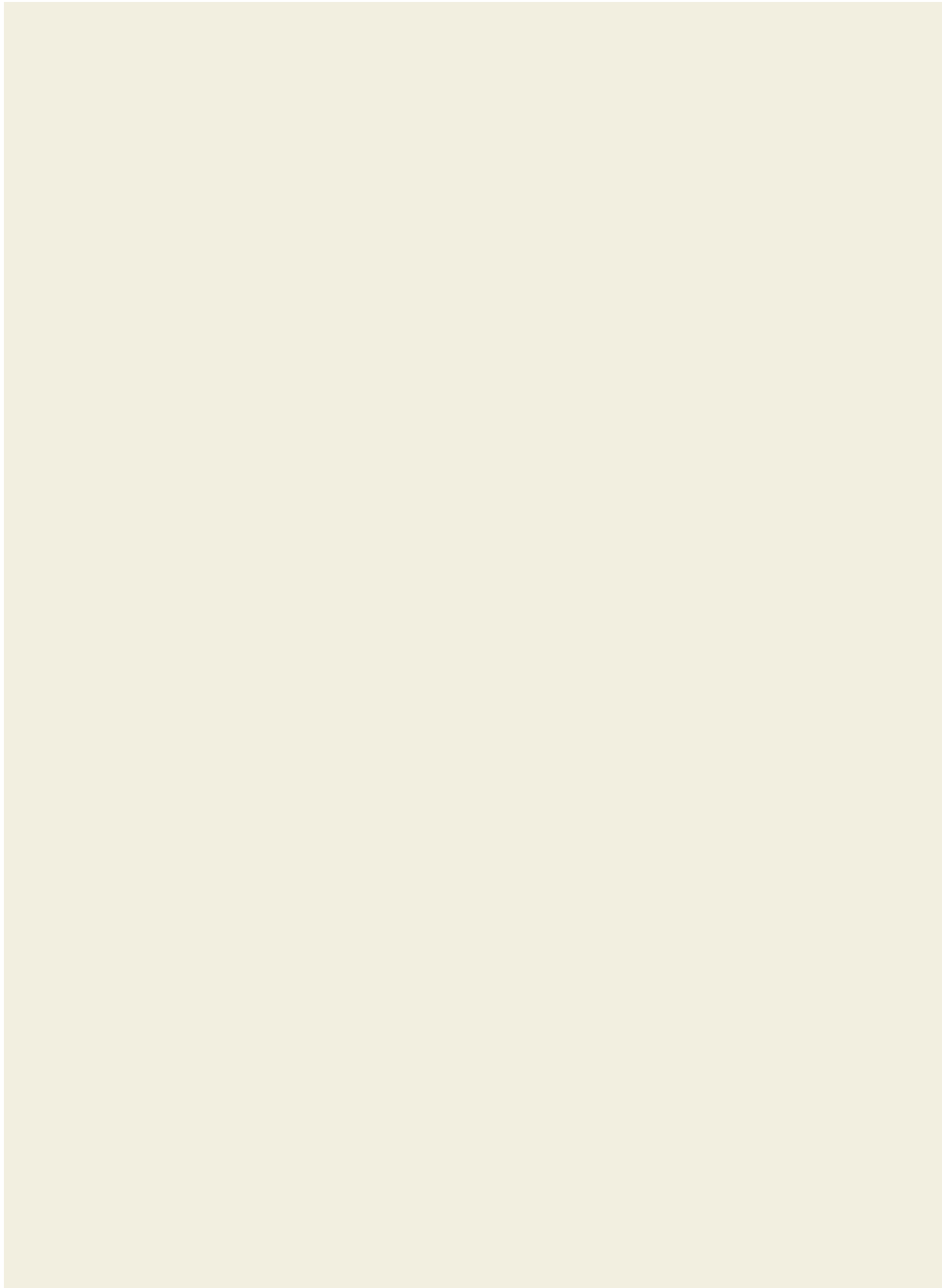
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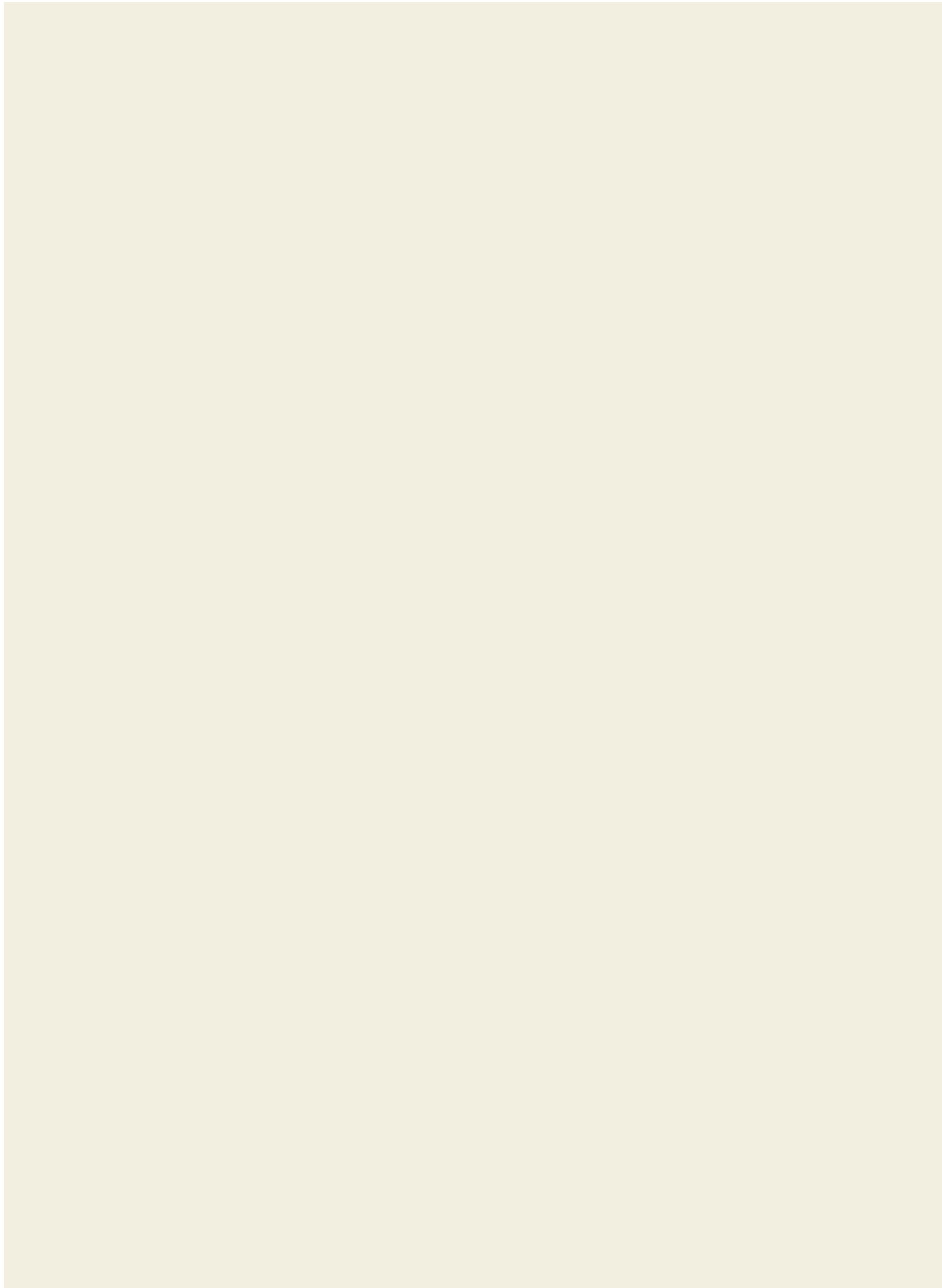
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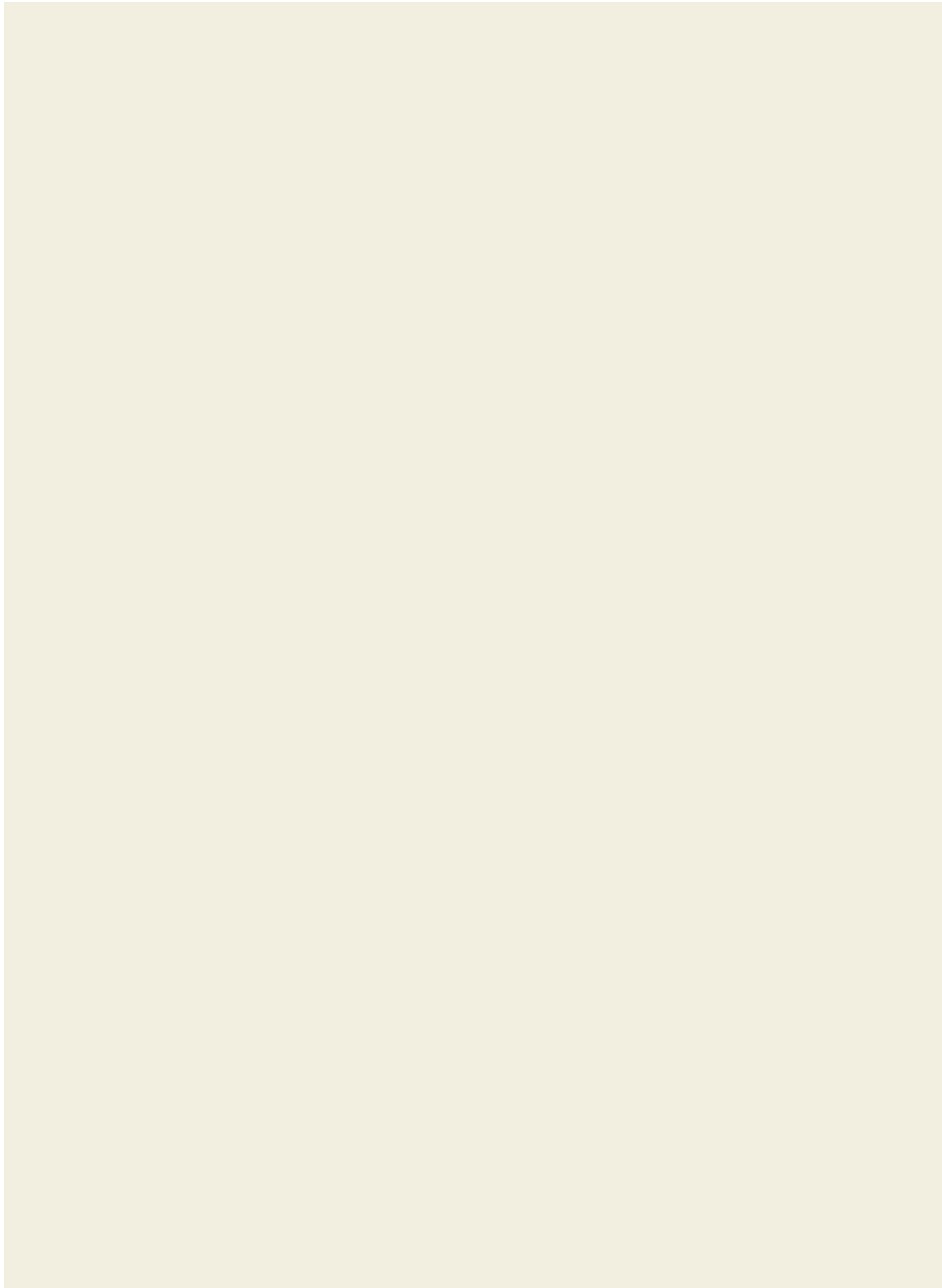
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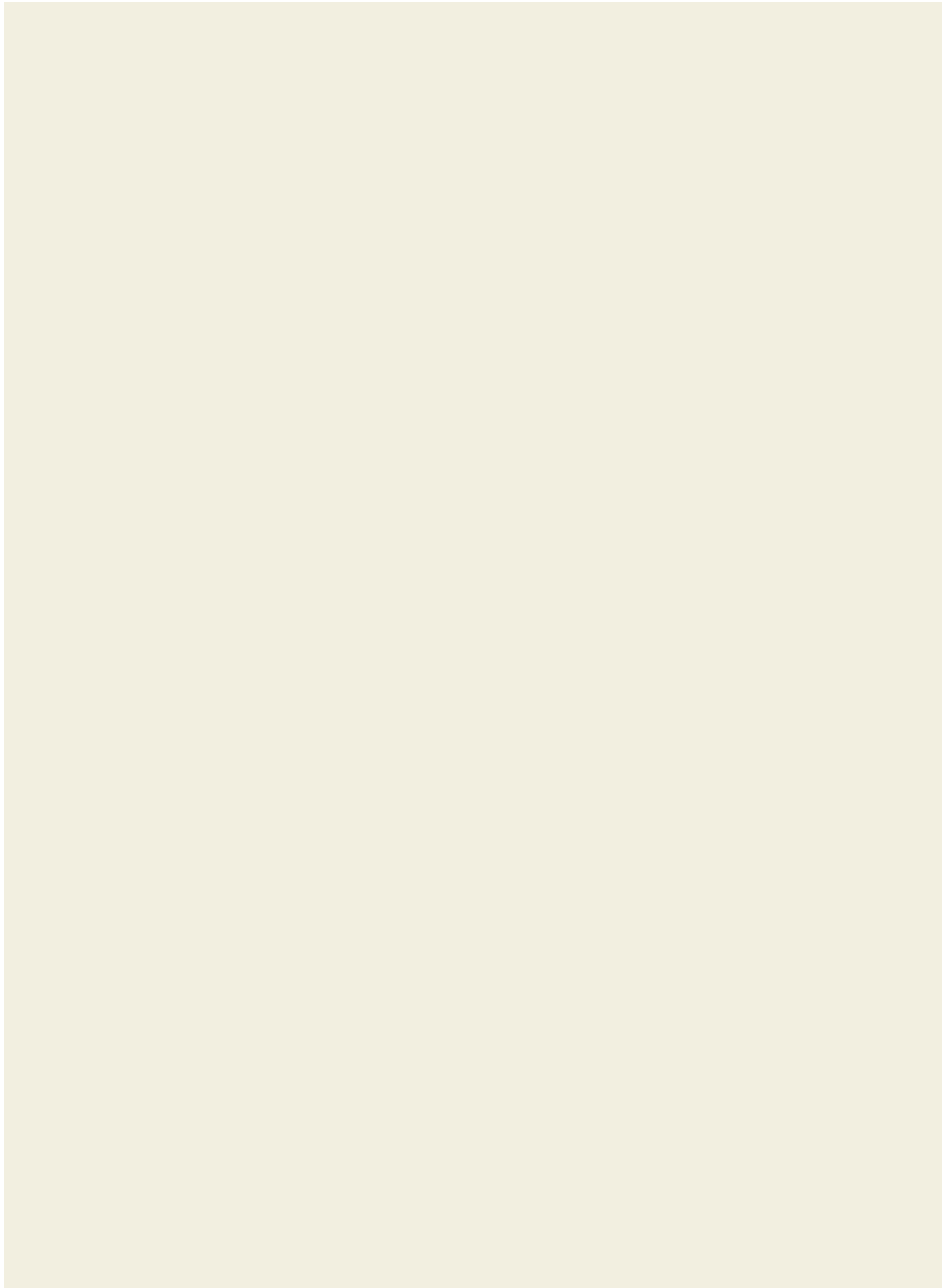
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