Fletcher & Company

8 West Bank Road, Allestree, Derby, Derbyshire, DE22 2FX

Price £389,950

Freehold

- Spacious Extended Accommdation
- Sought-After Residential Location
- Entrance Hall & Ground Floor Shower Room
- Front Reception Room & Spacious Open Plan Living Kitchen
- Four First Floor Bedrooms & Bathroom
- Useful Brick Outbuilding - Ideal for Home Ofice/Gym
- Landscaped Rear Garden
- Driveway to Front
- Highly Convenient Location
- Close to Excellent Amenities

Summary

This is a substantially extended, attractive bay fronted, four bedroom, semi-detached residence occupying a sought-after location on West Bank Road in Allestree.

The property offers spacious and well-presented accommodation ideal for a growing family. The accommodation is double glazed and gas central heated and comprises entrance hall, ground floor shower room, front reception room and spacious open plan extended living kitchen with kitchen area, dining area and lounge. The first floor landing leads to three double bedrooms, further single bedroom and a well-appointed bathroom.

The property is up from West Bank Road behind a landscape fore-garden with tarmac driveway. To the rear of the property is a tiered garden with lower level patio giving access to a very useful, brick built building which would be ideal for use as a gym/home office/children's play room or utility. Beyond this is an upper level lawn bounded by mature trees and hedging offering a good degree of privacy.

The Location

West Bank Road is on the outskirts of Allestree and is very close to Allestree Park which offers some delightful walks. The property is close to nearby Portway primary school, Blenheim Parade shops and Woodlands secondary school. There is a regular bus service which runs along West Bank Road into the city centre. The property is also within easy reach of Markeaton and Darley park as well as Park Farm shopping centre.

Accommodation

Ground Floor

Entrance Hall

12'4" x 5'11" (3.77 x 1.81)

A panelled and double glazed entrance door with double glazed sidelights provides access to hallway with central heating radiator and staircase to first floor.

Front Reception Room

11'7" x 10'9" (3.55 x 3.29)

With central heating radiator, decorative coving and double glazed bow bay window to front with bespoke shutters.

Spacious Open Plan Living Kitchen

21'8" x 19'7" (6.62 x 5.97)

This room has been comprehensively extended and comprises:

Lounge & Dining Area

With central heating radiator and Velux window and French doors to garden.

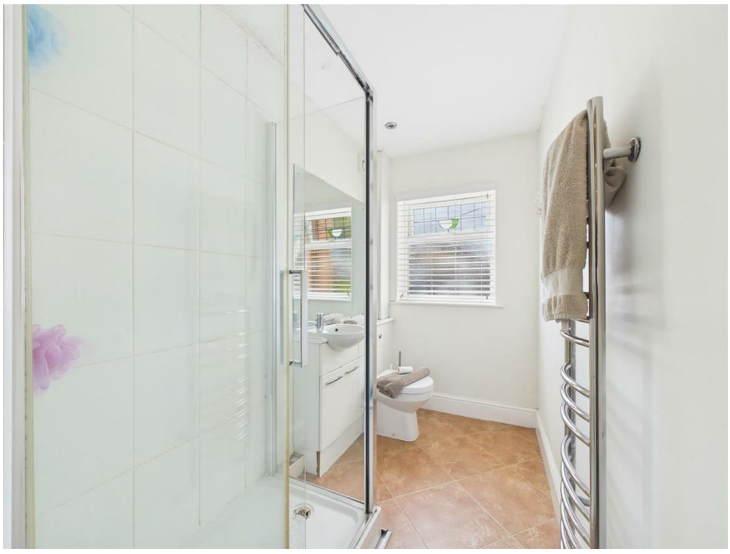
Kitchen Area

Comprising granite worktops with matching upstands, inset ceramic sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for range gas cooker with extractor hood over, appliance space suitable for fridge freezer and washing machine, integrated dishwasher, recessed ceiling spotlighting, pantry, double glazed windows and French doors to garden.

Ground Floor Shower Room

8'9" x 4'9" (2.67 x 1.47)

Appointed with a low flush WC, vanity unit with wash handbasin and cupboard beneath, shower cubicle, chrome towel radiator and double glazed window to front.



First Floor Landing

8'9" x 2'6" (2.68 x 0.78)

A semi-galleried landing with central heating radiator.

Bedroom One

12'2" x 11'8" (3.71 x 3.56)

Having a central heating radiator, fitted wardrobe, feature wood panelled wall, recessed ceiling spotlighting and double glazed window overlooking rear garden.

Bedroom Two
11'0" x 10'11" (3.37 x 3.34)
With central heating radiator, fitted wardrobe and double glazed bow bay window to front.

Bedroom Three
10'11" x 8'10" (3.33 x 2.70)
Having a central heating radiator, two fitted wardrobes and double glazed window to rear.

Bedroom Four
6'7" x 5'10" (2.01 x 1.80)
Having a central heating radiator and double glazed window to front.

Bathroom

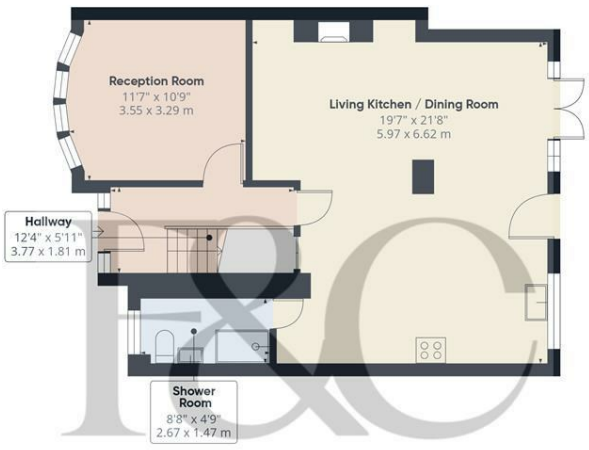
12'1" x 4'10" (3.70 x 1.49)

Well-appointed and comprising vanity units incorporating twin sink units with ample storage beneath, generous sized mirror, low flush WC, panelled bath with shower attachment, chrome towel radiator and double glazed window to front.

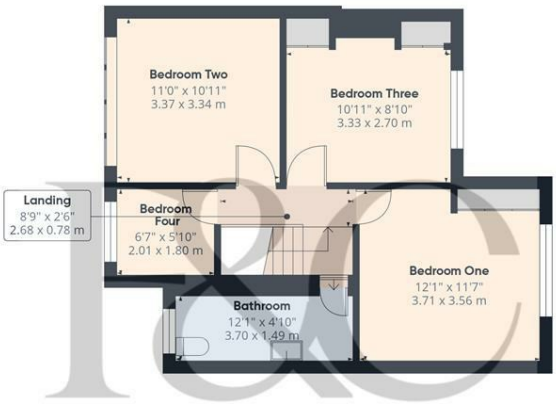
Outside

The property is set up behind a tarmac driveway providing off-road parking space. To the rear is a good sized garden set over three levels with lower level patio area, which also gives access to the brick-built outbuilding offering a varied range of uses. There is a middle section and beyond this are steps leading up to a further lawn section at the top of the plot which is surrounded by mixed hedging and mature trees, offering a good degree of privacy.

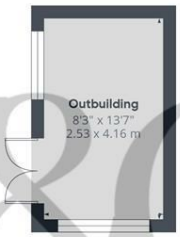
Council Tax Band C



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1276 ft²

118.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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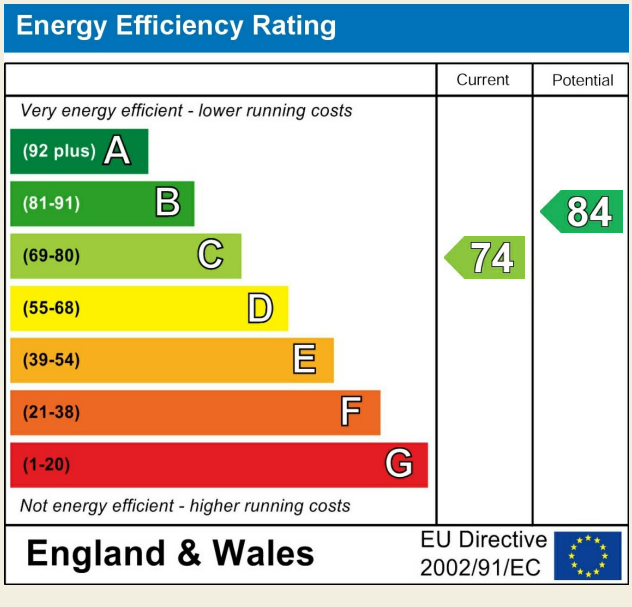

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Council Tax Band: C
Tenure: Freehold