



4 Bed House - Detached

4 The Green, Allestree, Derby DE22 2RH
Offers Around £389,950 Freehold



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**Fletcher
& Company**

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- Highly Appealing Detached Property – Popular Location In Allestree
- Overlooking Attractive Open Green
- A Short Walk to Park Farm Shopping Centre & Markeaton Park
- Potential To Improve & Extend (Subject to Planning Permission)
- Lounge & Playroom
- Kitchen/Diner & Utility Room
- Four Bedrooms
- Family Bathroom & Shower Room
- Pleasant Enclosed Garden & Greenhouse
- Large Driveway Electric Car Charger & Brick Detached Garage with Electric Door

NO CHAIN & GREAT LOCATION – A superb opportunity to extend and improve a four bedroom detached property located in a popular residential area within Allestree, only a short walk away to Park Farm Shopping Centre, Primary/Secondary Schools, Markeaton Park and regular bus services.

The property occupies a very pleasant position in Allestree benefiting from an attractive open green with trees.

The Location

The property's location is a stone's throw from Park Farm shopping centre which offers an extensive range of amenities and shops, facilities, restaurants and eateries. There is a regular bus service running into Derby City centre. Markeaton and Darley Park also within easy reach. The property is also convenient for Derby university, A38 and A52.

Entrance Hall with Playroom

14'0" x 8'0" (4.28 x 2.46)

With radiator, two double glazed windows and double glazed entrance door.



Lounge

21'5" x 11'11" (6.54 x 3.64)

With two radiators, double glazed window to front and double glazed sliding patio door opening onto garden.



Kitchen Diner

16'3" x 8'5" (4.97 x 2.59)

With double sink with mixer top, wall and base units, worktops, built-in four ring gas hob, built-in electric fan assisted oven, plumbing for dishwasher, wood flooring, radiator and double glazed window.



Utility Room

9'4" x 5'4" (2.85 x 1.64)

With single stainless steel sink unit, wall and base cupboards, plumbing for automatic washing machine, double glazed window to rear and double glazed side access door.

Hallway

14'0" x 5'9" (4.29 x 1.76)

With radiator and staircase leading to first floor.

Shower Room

5'9" x 5'4" (1.77 x 1.64)

With separate shower cubicle with shower, fitted wash basin, low level WC, fully tiled walls, tile flooring, heated chrome towel rail/radiator, extractor fan and double glazed window.



First Floor Landing

5'10" x 5'7" (1.79 x 1.72)

With built-in cupboard housing the central heating boiler with hot water cylinder, access to roof space, double glazed window to front and built-in storage cupboard with sliding doors.

Bedroom One

11'11" x 10'2" (3.65 x 3.12)

With two built-in double wardrobes with cupboards above, wall cupboards, radiator and double glazed window with aspect to front.



Bedroom Two

11'10" x 10'10" (3.61 x 3.31)

With built-in wardrobes with sliding doors, radiator and double glazed window to rear.



Bedroom Three

12'3" x 8'6" (3.74 x 2.60)

With radiator and double glazed window to front.



Bedroom Four

9'4" x 8'5" (2.85 x 2.58)

With radiator and double glazed window to rear.



Family Bathroom

6'2" x 5'5" (1.89 x 1.67)

With bath with electric shower, wash basin with fitted base cupboard, low level WC, fully tiled walls, heated towel rail/radiator, shaver point, extractor fan and double glazed window.



Garden

To the rear of the property is a pleasant, enclosed, level garden laid to lawn with artificial turf, Indian stone paved patio and well-stocked flower beds all enclosed by fencing.



Driveway

A large, tarmac driveway provides car standing spaces for several cars to the front and side of the property. Electric car charging point.

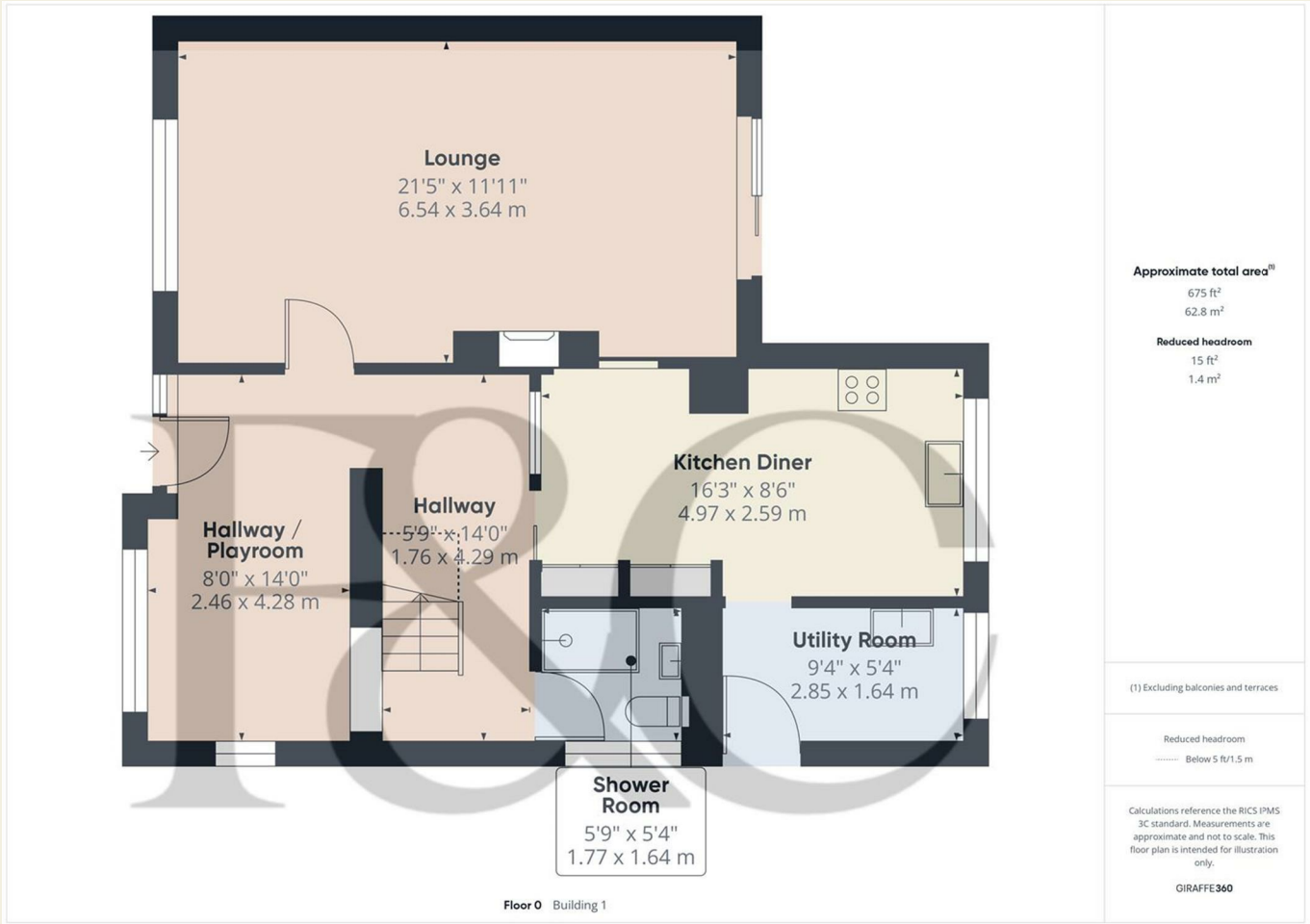
Garage

16'0" x 8'3" (4.89 x 2.54)

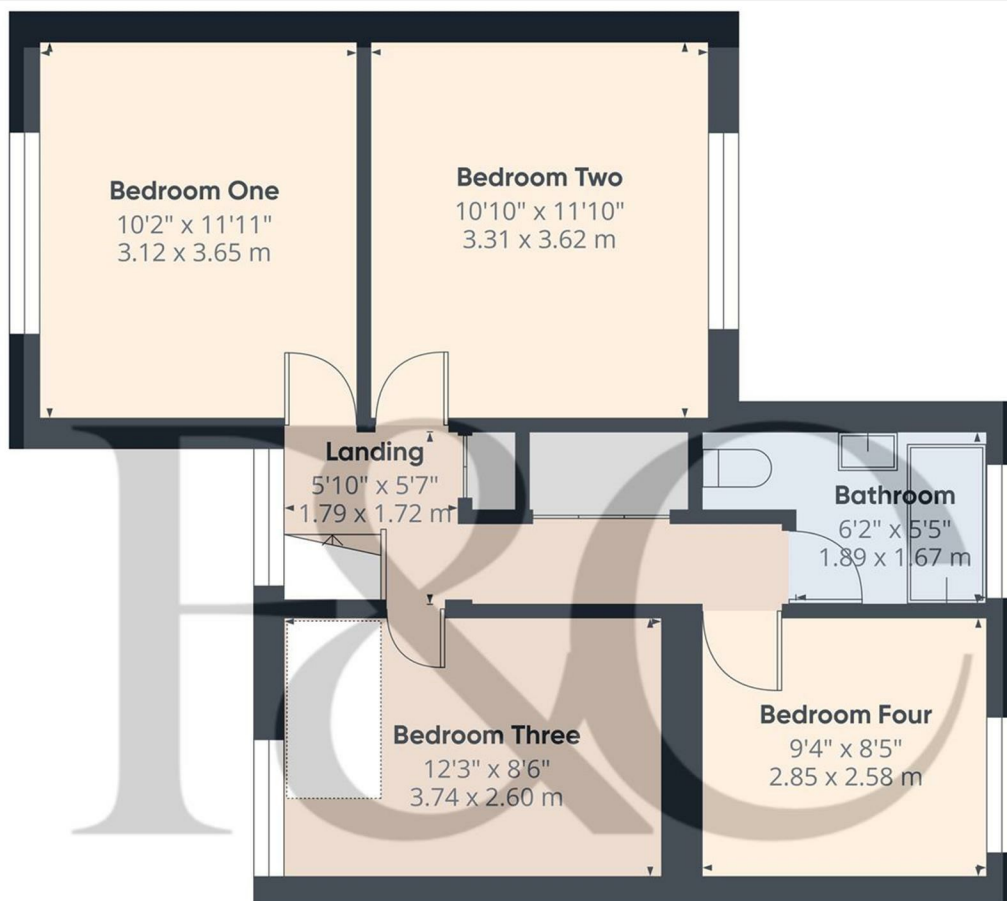
A brick detached garage with power, lighting, electric front door and side personnel door.



Council Tax Band E



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Floor 1 Building 1

Approximate total area⁽¹⁾

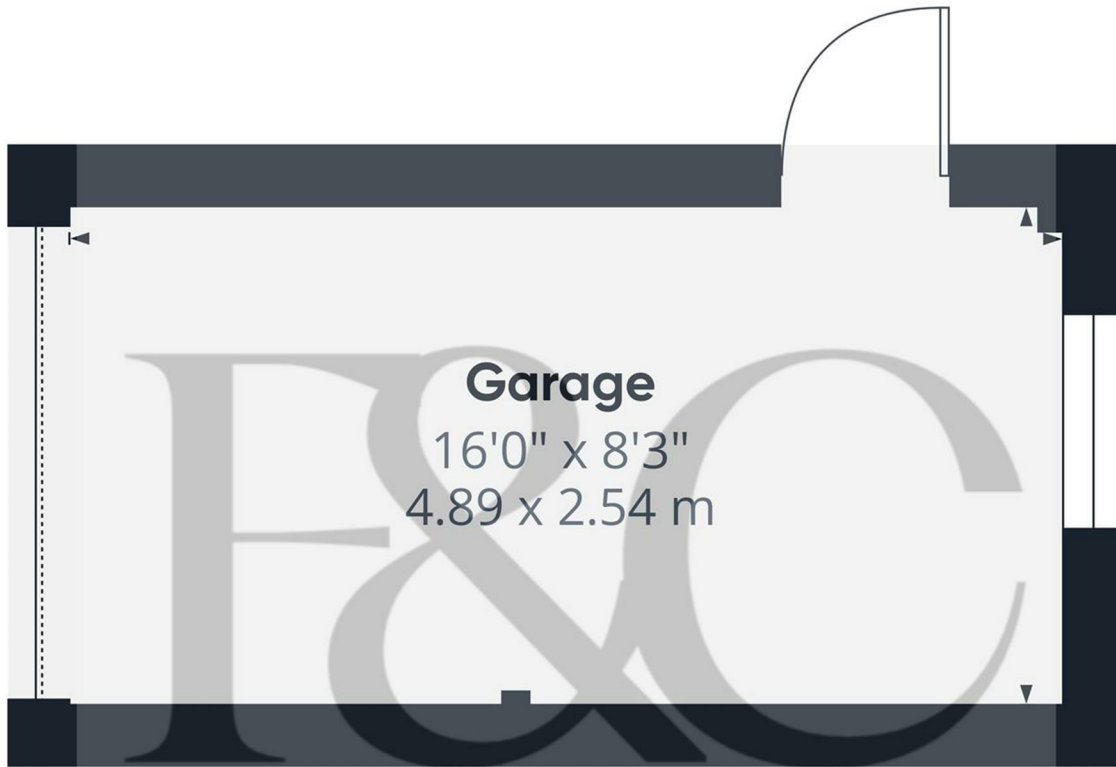
542 ft²
50.4 m²

(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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Approximate total area⁽¹⁾
136 ft²
12.6 m²

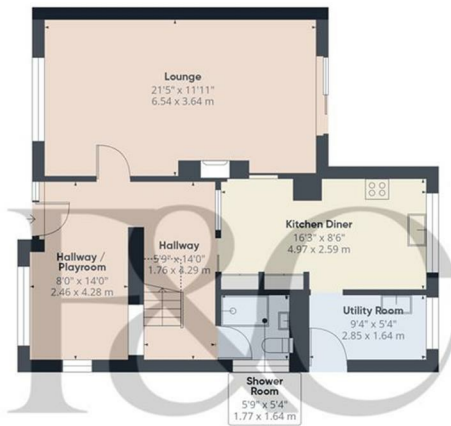
(1) Excluding balconies and terraces

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Floor 0 Building 2

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1353 ft²
125.8 m²

Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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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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		
	71	84
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	