

Harewood Road

Allestree, Derby, DE22 2JN



Extended bay fronted semi detached family home offering three bedrooms, two reception rooms, driveway and garage, being sold with no upward chain. Located in an enviable position close to great amenities. This ideal family home requires modernisation and represents great potential.

£300,000

John German 

Double glazed and centrally heated with a combination boiler installed 2019, this property is conveniently situated for access to local amenities including shopping at nearby Blenheim Drive and Park Farm Centre, local schools, the University, public transport routes, recreational facilities including Markeaton Park, Allestree Park and Nature Reserve with useful road links via the A6, A52, A38 and A50 networks giving access to the M1.

Entrance to the property is via an arched storm porch with a double-glazed entrance door with matching window into a spacious entrance hall with a beautifully preserved original wood floor and oak doors which repeat through the property. A wood panelled staircase rises to the first floor with understairs storage.

To the front of the house is a large bay fronted dining room behind which sits next to the extended sitting room that overlooks the rear garden. Both of these highly versatile rooms can be reconfigured according to your needs.

The kitchen is also to the rear of house fitted with a range of base and eye level units with roll edge worksurfaces, stainless steel sink unit and tiled splashbacks. Spaces have been left for a range of appliances, window to the side and entrance door to the side.

On the first floor a central landing has a window to the side. The master bedroom is fitted with a comprehensive range of wardrobes, overhead storage cupboards and drawers and features a large bay window overlooking the front elevation. Bedroom two overlooks the rear garden and also has fitted wardrobes and a wall mounted combination boiler. Bedroom three has fitted wardrobes and overhead storage cupboards and overlooks the front elevation.

The family bathroom completes the internal accommodation and is fitted with a low flush WC, pedestal wash basin and a corner bath, shower over, full height ceramic tiling plus a window to the rear.

Outside the property is set back from the road in a slightly elevated position behind a raised low maintenance front garden with a block paved driveway providing off road parking and access to the carport and detached single garage with electric vehicular door. Gated access leads to a fully enclosed rear garden which enjoys a good degree of privacy being mainly laid to lawn with flower beds and borders planted with a range of mature shrubs and specimen trees and a paved patio area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

Property construction: Traditional

Parking: Drive, carport and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/14042026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes
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