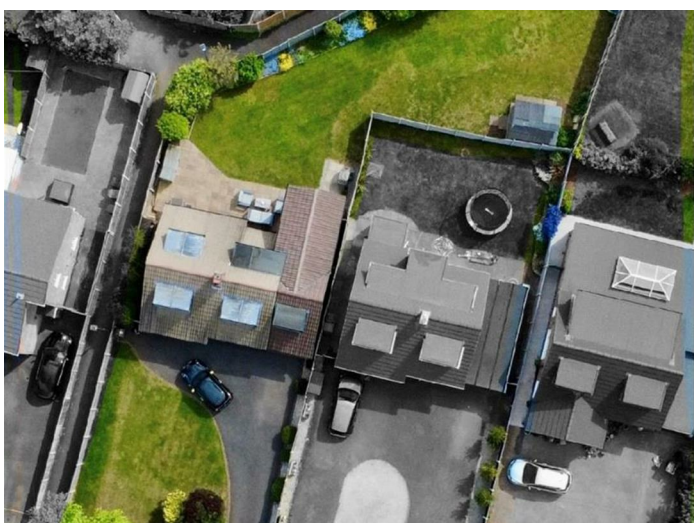


# 4 Bed House - Detached

Price £425,000

 Blenheim Drive, Allestree, Derby, DE22 2GN



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TAKE THE VIDEO TOUR of this quite superb modern detached family home offering light and spacious high specification accommodation, occupying a substantial south facing plot in this sought after locality. A full inspection is absolutely essential to appreciate the size of accommodation, plot size and wealth of quality appointments on offer. Tastefully appointed throughout and benefiting from gas central heating together with UPVC double glazing. In brief; reception hall, ground floor bathroom, sitting room with feature multi fuel stove, superior well equipped dining kitchen, family room / home office. On the first floor a landing leads to four sizeable bedrooms and shower room. Outside, the property standing in its own private plot with gated access to a large fore garden, four car driveway and integral garage. The delightful south facing rear garden is well stocked. The property is sold freehold. Council tax band D. Energy rating D.

## Reception Hall



Having feature composite and opaque double glazed contemporary style entrance door, UPVC opaque double glazed side light, wood grain effect laminate floor, radiator, ceiling LED down lighters and staircase to first floor.

## Ground Floor Bathroom 6'10" x 5'10" (2.10 x 1.80)



Having a modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with chrome mains fed shower over, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, powder coated vertical radiator, ceiling LED

downlighters, extractor fan and UPVC opaque double glazed window to side aspect.

## Sitting Room 21'3" x 11'1" maximum (6.49 x 3.38 maximum)



The focal point of the room being the recessed cast iron multi fuel burner, on a raised tiled hearth with oak mantel shelf, television and media connection points, two wall light points, wood grain effect laminate floor, three radiators, UPVC double glazed window to front aspect and UPVC double glazed French doors giving views and access over the private extensive south facing rear garden.



## Breakfast Kitchen with Utility 19'0" x 10'0" extending to 16'0" (5.8 x 3.07 extending to 4.89)



Having a range of shaker style soft close fitted wall, base and drawer units with feature working surfaces, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, integrated black glass five burner gas hob with electric fan assisted double oven and grill, canopy extractor hood with down lighter, integrated larder fridge, freezer and dish washer, space and plumbing for automatic washing machine, space for dryer, ceiling LED down lighters with low level LED lighting, deep under stairs storage cupboard, inset Belfast sink with hot and cold mixer tap, UPVC double glazed windows to both side and rear aspects with UPVC double glazed door to rear garden.

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**Family Room/Home Office**  
14'7" x 8'5" (4.47 x 2.59)



Having a radiator, two UPVC double glazed windows and door to garage.

## First Floor Landing

With radiator, ceiling LED down lighters, bulk head storage and UPVC double glazed window to rear aspect.

**Principal Bedroom** 13'5" x 10'1" (4.09 x 3.08)



Having ceiling LED down lighters, access to roof space, radiator and UPVC double glazed windows to both front and rear aspects.



**Bedroom Two** 11'2" x 8'5" (3.42 x 2.59)



Having a wood grain effect laminate floor, radiator and UPVC double glazed windows to both side and rear aspects.

**Bedroom Three** 11'1" x 9'10" (3.40 x 3)



Having a bulk head storage cupboard, radiator and UPVC double glazed window to front aspect.

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## Bedroom Four 11'5" x 8'5" (3.50 x 2.59)



Having a radiator and UPVC double glazed window to front aspect.

## Shower Room



Having modern contemporary white three piece suite comprising; low centre flush wc, circular wash hand basin nestling on a high gloss vanity unit and quadrant shower cubicle with shower cabinet and doors, complimentary ceramic tiled walls with contrasting ceramic tiled floor, powder coated heated towel rail, ceiling LED down lighters, wall mounted extractor fan and UPVC opaque double glazed window to side aspect.

## Outside



The property occupies an extensive south facing plot, at this sought after residential address. To the front is a screen of private hedging together with fenced boundary. Twin wooden access gates lead to a lawned fore garden with deep filled shrubbed borders and trees. A sweeping tarmac driveway gives car standing space for approximately three/four cars and leads to the integral brick garage, measuring internally 4.86 x 2.66m, having bi-fold garage door, internal personal door and supplied with power and light. To the side of the property an access gate leads to the private, professionally landscaped south facing rear garden, enclosed by close panelled fencing, laid to a sweeping shaped lawn with feature Indian sand stone patio area and pathway, separate sun terrace, deep filled mature shrubbed borders, cold water tap, garden and security lighting.



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## Please Note

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

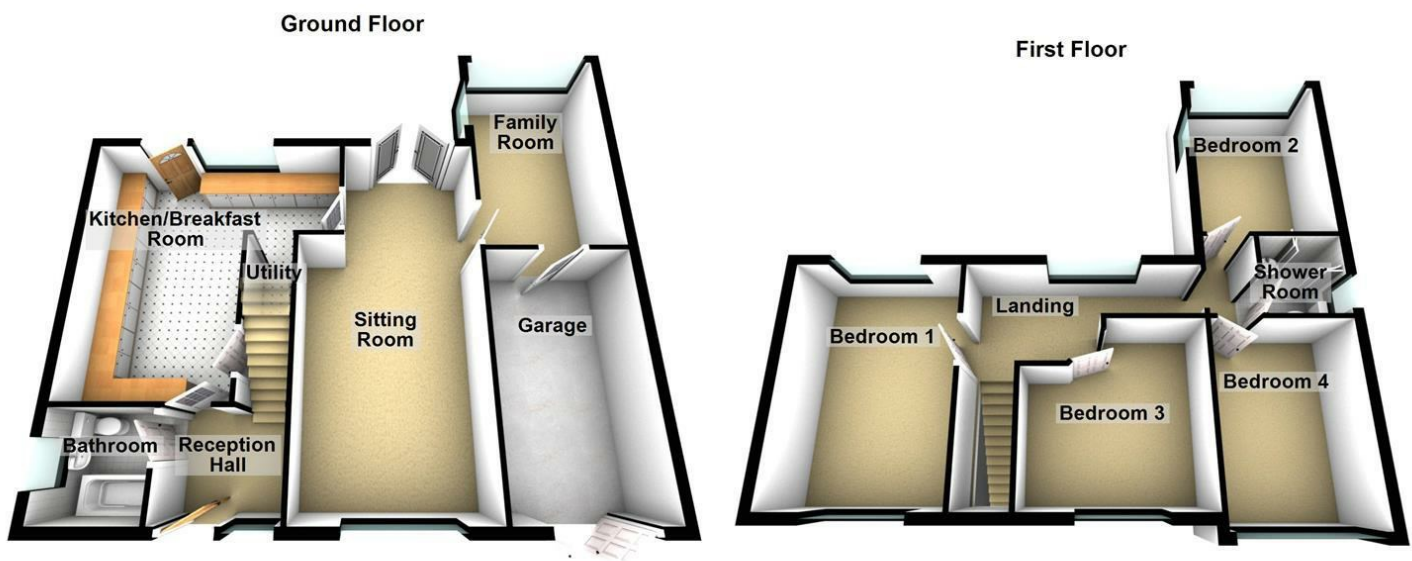
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		76
55-68	D	59	
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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