Fletcher & Company

68 Home Farm Drive, Allestree, Derby, DE22 2UP

Offers Around £293,500

Freehold

- Ecclesbourne School Catchment Area
- No Upward Chain
- Driveway & Detached Garage
- Low Maintenance Garden
- Hall & Fitted Guest Cloakroom
- Spacious Lounge/Dining Room
- Study/Bedroom Three
- Fitted Kitchen
- Two Further Bedrooms & Bathroom
- Viewing Recommended

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Summary

An extremely spacious, well positioned, two bedroom detached bungalow located in sought after Allestree.

The property is sold with the benefit of no upper chain and comprises entrance hall, fitted guest cloakroom, fabulous spacious lounge, dining room off, kitchen, two good sized bedrooms and a bathroom.

The property occupies an elevated position and benefits from a low maintenance fore-garden with good sized driveway passing through wrought iron gates and leading to a detached garage.
To the rear of the property is a tiered garden with lower level block paved patio, middle level lawn with herbaceous borders and upper level terrace, again with well-stocked borders and a greenhouse. The garden offers a good degree of privacy.

The Location

Accommodation

The property is located in Allestree, a popular suburb north of Derby noted for its excellent amenities. There is good schooling at all levels, Park Farm shopping centre, further shops along Blenheim Parade and the A6, easy access to excellent transport links and Derby City centre as well as local parks and nature reserve.

Entrance Hall

11'11" x 4'0" (3.65 x 1.24)

A UPVC double glazed entrance door provides access to L-shaped hallway with central heating radiator and two useful cupboards, one housing the boiler and one housing the hot water cylinder.

Fitted Guest Cloakroom

5'8" x 2'8" (1.73 x 0.83)

Fully tiled with a white suite comprising low flush WC, corner wash handbasin, central heating radiator and window to side.

Spacious Lounge

23'9" x 11'9" (7.24 x 3.60)

Featuring a fireplace with brick surround, raised hearth, display mantle and space for an electric fire, two central heating radiators, feature glass block window to side and double glazed sliding patio door to garden.

Dining Room

11'11" x 8'3" (3.64 x 2.53)

With central heating radiator and window to rear.

Kitchen

11'11" x 8'4" (3.65 x 2.55)

Featuring roll edged preparation surfaces with tiled surrounds, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, four plate gas hob with extractor hood over and built-in double oven, appliance space suitable for fridge, freezer and washing machine and window and door to side.

Bedroom One
15'1" x 11'8" (4.61 x 3.57)
Having a central heating radiator and window to front.

Bedroom Two
11'2" x 9'11" (3.41 x 3.03)
With central heating radiator and window to front.

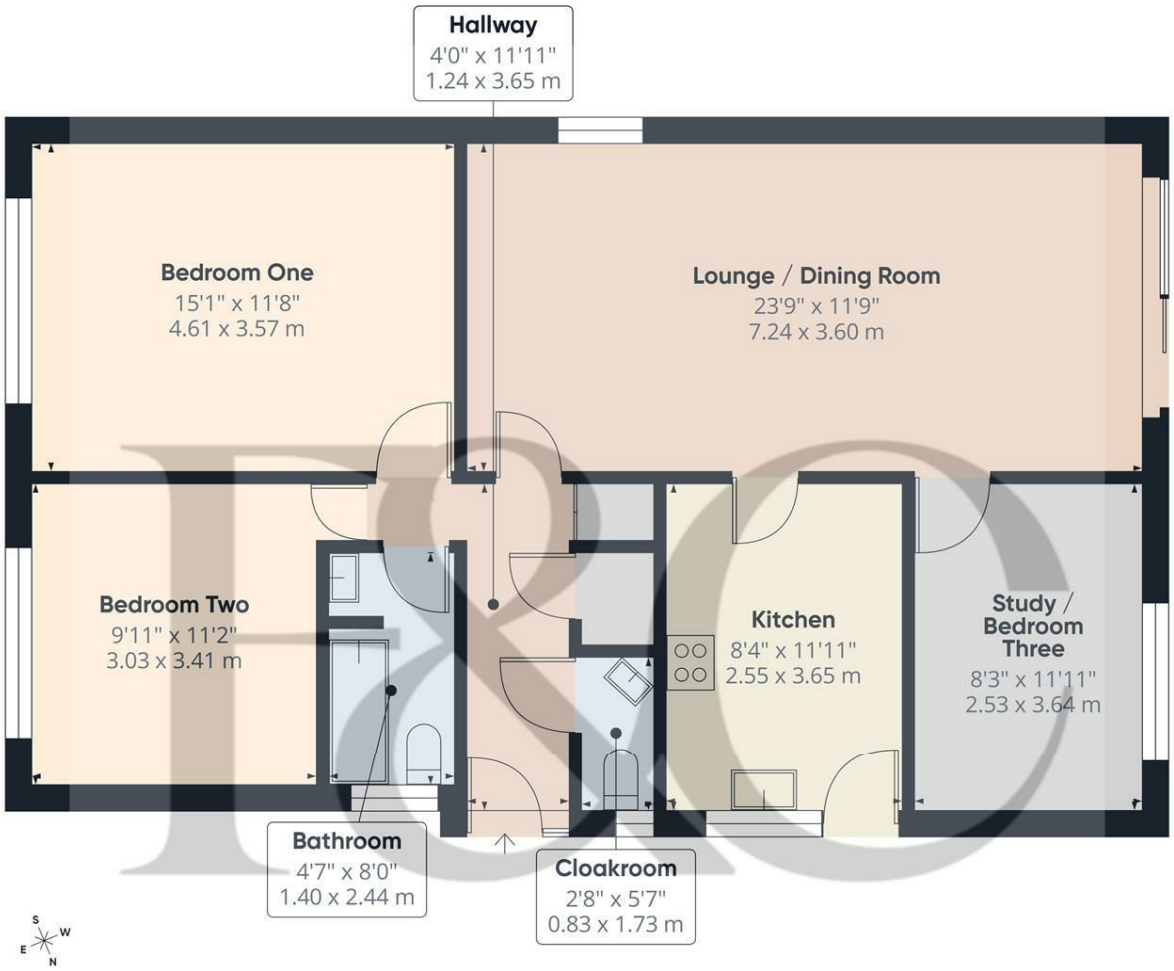
Bathroom
8'0" x 4'7" (2.44 x 1.40)
Fully tiled with a white suite comprising low flush WC, pedestal wash handbasin, bath with shower over, central heating radiator and window to side.

Outside

To the front of the property is a low maintenance fore-garden with adjacent block paved driveway passing through wrought iron gates and giving access to a detached garage.

To the rear of the property is a lower level patio, mid-level lawn and upper level terrace with greenhouse. The garden has a high degree of privacy.

Council Tax Band D



Approximate total area(1)

917 ft²

85.2 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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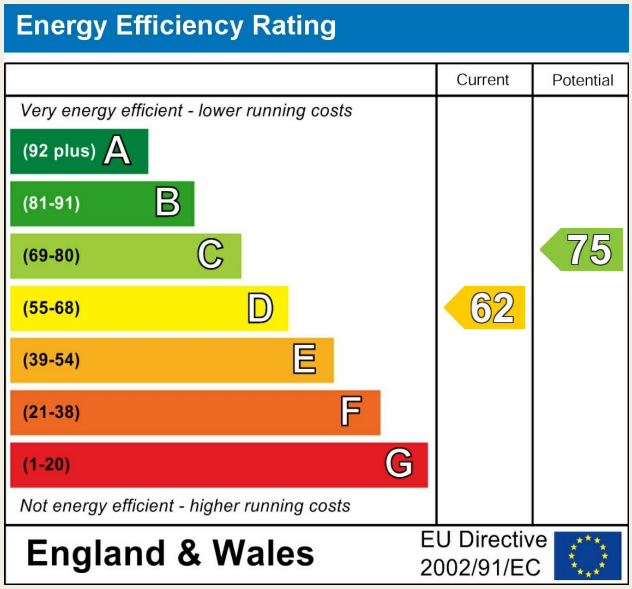

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Council Tax Band: D
Tenure: Freehold