Woodlands Road

Allestree, Derby, DE22 2HF

John German

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£500,000

This beautifully proportioned bungalow is set in a fabulous position with a wonderfully private garden and backing onto Allestree Park. A superb option for downsizers or families with a refitted kitchen and modern four piece bathroom, double garage and extensive parking.

The property stands well back from the road and is wonderfully balanced with a central recessed storm porch over a uPVC double glazed entrance door with windows on either side.
The spacious entrance hall provides access to each separate room and features a built-in storage and access to the roof space as well as a separate guest WC.
The sitting room is a lovely double aspect reception room with a large picture window overlooking the front garden and sliding patio doors opening out onto the covered veranda to the rear of the property and providing great views over the garden. The sitting room also has a feature fireplace with wooden surround and a living flame gas fire.
The kitchen has been refitted with a range of shaker style base and eye level units with wood effect worksurfaces, inset ceramic sink unit with mixer tap, tiled splashbacks, built-in oven with four ring electric hob and extractor hood over, integrated fridge and freezer, concealed boiler, space for washing machine, window and rear entrance door onto the rear garden and leaving space for a dining table and chairs.
There are three excellent double bedrooms, one of which has most recently been used as a second sitting room.
The large bathroom is fitted with a full four piece suite comprising low flush WC, vanity washbasin with storage beneath, panelled bath and a separate shower enclosure. There is modern waterproof panelling on three sides, a chrome heated towel rail and an opaque glazed window to the front.
Outside, to the front of the property is a lawned front garden with mature boundary hedging and herbaceous shrubs and to the side is a wide tarmaced parking and turning area with access to the detached brick built double garage with power and lighting connected and a side courtesy door.
To the rear of the property is a private rear garden with a lovely woodland back drop being mainly laid to lawn with hedge boundaries and herbaceous beds and borders.

The location - The property's location is at the top of Woodlands Road which that the entrance to delightful Allestree Park is just a short stroll away.
Allestree provides an excellent range of local amenities including the noted Park Farm shopping centre and excellent local school at both Primary and Secondary levels. The property itself is situated close to regular bus services which operate along Duffield Road (A6) and also worthy of note, the property is within walking distance of the noted Park Lane Surgery.
Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park, together with Kedleston Golf Course. Darley Park, which is situated close by, offers walks along the River Derwent, café and a spectacular weir with a first class gourmet restaurant known as Darley's.
Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is also convenient for Rolls-Royce, University of Derby, Royal Derby hospital, Pride Park and Toyota.

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.
Note: 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: Standard **Parking**: Driveway & 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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA15092026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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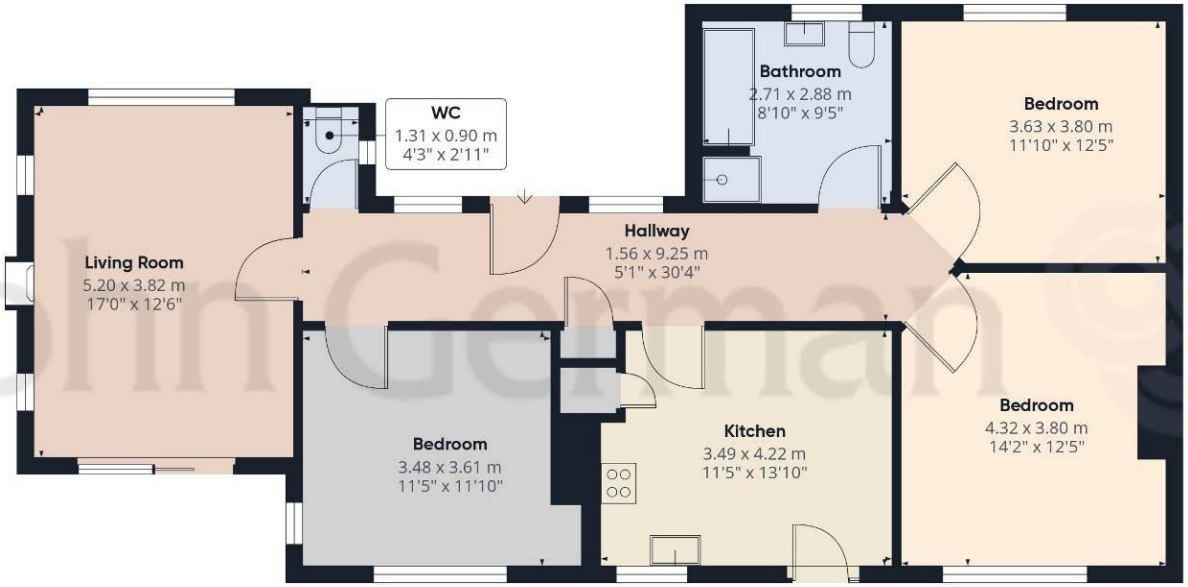

Ground Floor Building 1

Ground Floor Building 2

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Approximate total area(1)

130.9 m²

1408 ft²

(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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Agents' Notes

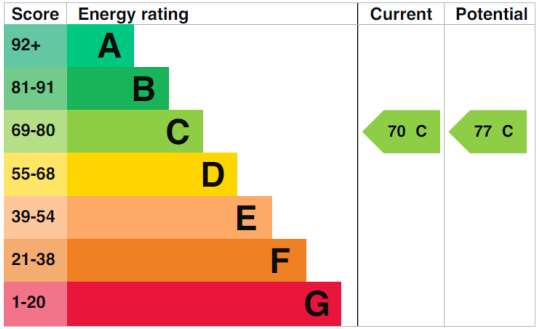
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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