



## 3 Bed House - Semi-Detached

23 Devonshire Avenue, Allestree, Derby DE22 2AU

Price £400,000 Freehold



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**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Immaculate Extended Traditional Bay Fronted Home
- Located Between Allestree Park & Darley Park
- Lounge, Dining Room, Conservatory
- Extended Kitchen/Dining Room
- Three Bedrooms & Family Bathroom
- Roof Space - Potential Loft Conversion ( subject to planning permission )
- South Facing Garden with Summerhouse/Cabin & Sheds
- Driveway - Two Vehicles & Detached Garage
- Good School Catchments Area & Transport Links
- Ideal Family Home - Viewing Essential

Located on Devonshire Avenue in Allestree, this immaculate extended three bedroom semi-detached house offers a delightful blend of traditional elegance and modern living.

One of the standout features of this property is its south-facing garden, perfect for enjoying the outdoors and for the keen gardeners. The garden is complemented by a summerhouse/garden cabin, offering a versatile space that can be used for hobbies, a home office, or simply a peaceful retreat to unwind.

Additionally, there is potential for a loft conversion, subject to planning permission, which could further enhance the living space and add value to the property.

#### The Location

The property is nicely located off the attractive, tree-lined Duffield Road (A6) and would ideally suit a young family. Its location is close to Darley Park, Allestree Park and Markeaton Park. Easy access to Walter Evans Primary School and Darley Abbey Village which is located within a World Heritage Site. Regular bus services only a 5 minute walk away. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park also having a boating and fishing lake, together with Kedleston Golf Course. Darley Park, which is situated close by, offers walks along the River Derwent and Darley Abbey Mills with its gourmet restaurant and wine bars. 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.

#### Accommodation

#### Ground Floor

### Entrance Hall

13'11" x 7'4" (4.25 x 2.24)

With double glazed entrance door, double glazed window with leaded finish, original solid oak wood flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, dado rail, radiator and staircase leading to first floor.



### Cloakroom

3'8" x 2'8" (1.13 x 0.82)

With low level WC, wash basin, tile splashbacks, double glazed window and internal panelled door.

### Lounge

16'9" x 11'10" (5.11 x 3.63)

With feature fireplace with surrounds incorporating electric fire and raised tile hearth, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, picture rail, radiator, double glazed Bay window incorporating sliding doors opening into conservatory and internal panelled door.



### Dining Room

4'0" x 11'10" (1.23 x 3.63)

With decorative fireplace and raised hearth, deep skirting boards and architraves, high ceiling, wood flooring, radiator, coving to ceiling with centre rose, picture rail, double glazed bay window with internal plantation shutters and internal panelled door.



### Kitchen/Dining Room

16'2" x 10'5" (4.95 x 3.18)

With one and a half sink unit with mixer tap, wall and base fitted units with attractive matching worktops, range cooker with extractor hood over, integrated dishwasher, integrated fridge/freezer, integrated washing machine, tumble dryer, wood effect flooring, deep skirting boards and architraves, high ceiling, radiator, two double glazed windows overlooking private garden, double glazed front access door and internal panelled door.



### Conservatory

10'4" x 9'1" (3.16 x 2.78)

With wood effect floor, brick base, double glazed windows, radiator, pleasant views of private garden and double glazed French doors opening onto paved patio.



### First Floor Landing

9'11" x 3'4" (3.03 x 1.02)

With deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, radiator, double glazed window to side and access to roof space.



### Bedroom One

13'8" x 10'0" (4.18 x 3.07)

With a good range of built-in wardrobes with cupboards above, deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, bay radiator, double glazed bay window to front with internal plantation shutters and internal panelled door.



### Bedroom Two

14'2" x 9'11" (4.34 x 3.04)

With a good range of built-in wardrobes with wall cupboard and dressing table with drawers, deep skirting boards and architraves, high ceiling, picture rail, radiator, double glazed window to rear and internal panelled door.



### Bedroom Three

7'4" x 7'1" (2.25 x 2.17)

With fitted wardrobes with wall cupboard and desk, Wood flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, picture rail, radiator, double glazed window to front with internal plantation shutters and internal panelled door.



### Bathroom

7'4" x 7'3" (2.25 x 2.23)

With bath with shower over and shower screen, wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, wood effect flooring, high ceiling, spotlights to ceiling, beautiful storage cupboard housing the hot water cylinder, heated chrome towel rail/radiator, double glazed window to rear and internal panelled door.



## Roof Space

With loft ladder, boards for storage, insulation and potential loft conversion (subject to planning permission).

## Summerhouse/Cabin

12'4" x 7'4" (3.78 x 2.25)

With power, lighting, electric heater, double glazed windows and double glazed French doors.



## Sheds

Potting shed, timber garden shed and plastic shed all included in the sale.



### Private Garden

The property benefits from a very generous south facing garden enjoying a high degree of privacy and is beautiful kept.



### Driveway

A tarmac driveway for two vehicles.



### Detached Garage

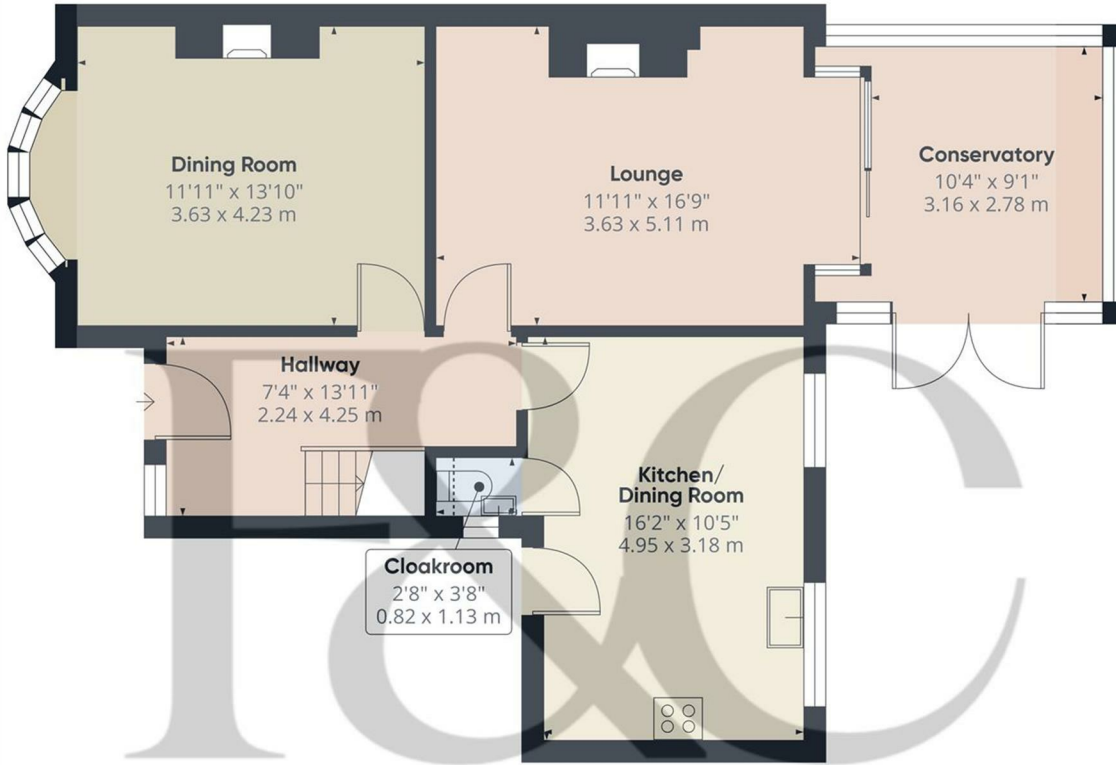
15'11" x 7'11" (4.87 x 2.43)

With power and light.



### Council Tax Band - D

Derby City



**Approximate total area<sup>(1)</sup>**  
744 ft<sup>2</sup>  
69.1 m<sup>2</sup>

**Reduced headroom**  
2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

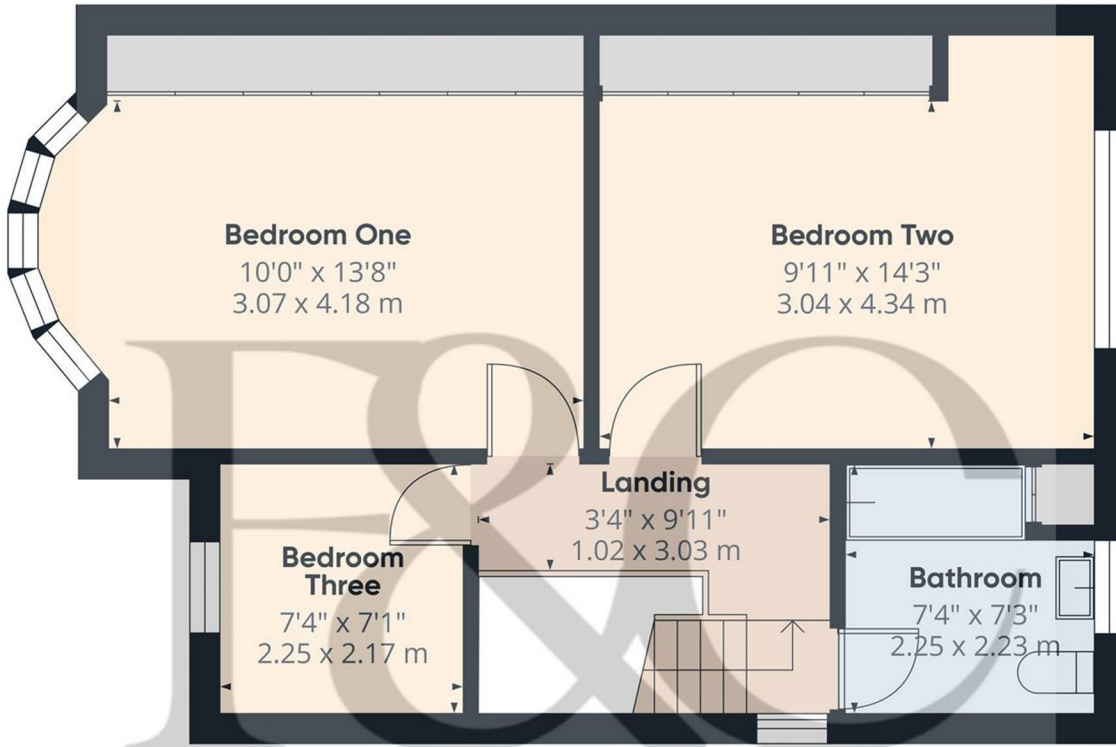
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

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Approximate total area<sup>(1)</sup>  
491 ft<sup>2</sup>  
45.5 m<sup>2</sup>

(1) Excluding balconies and terraces

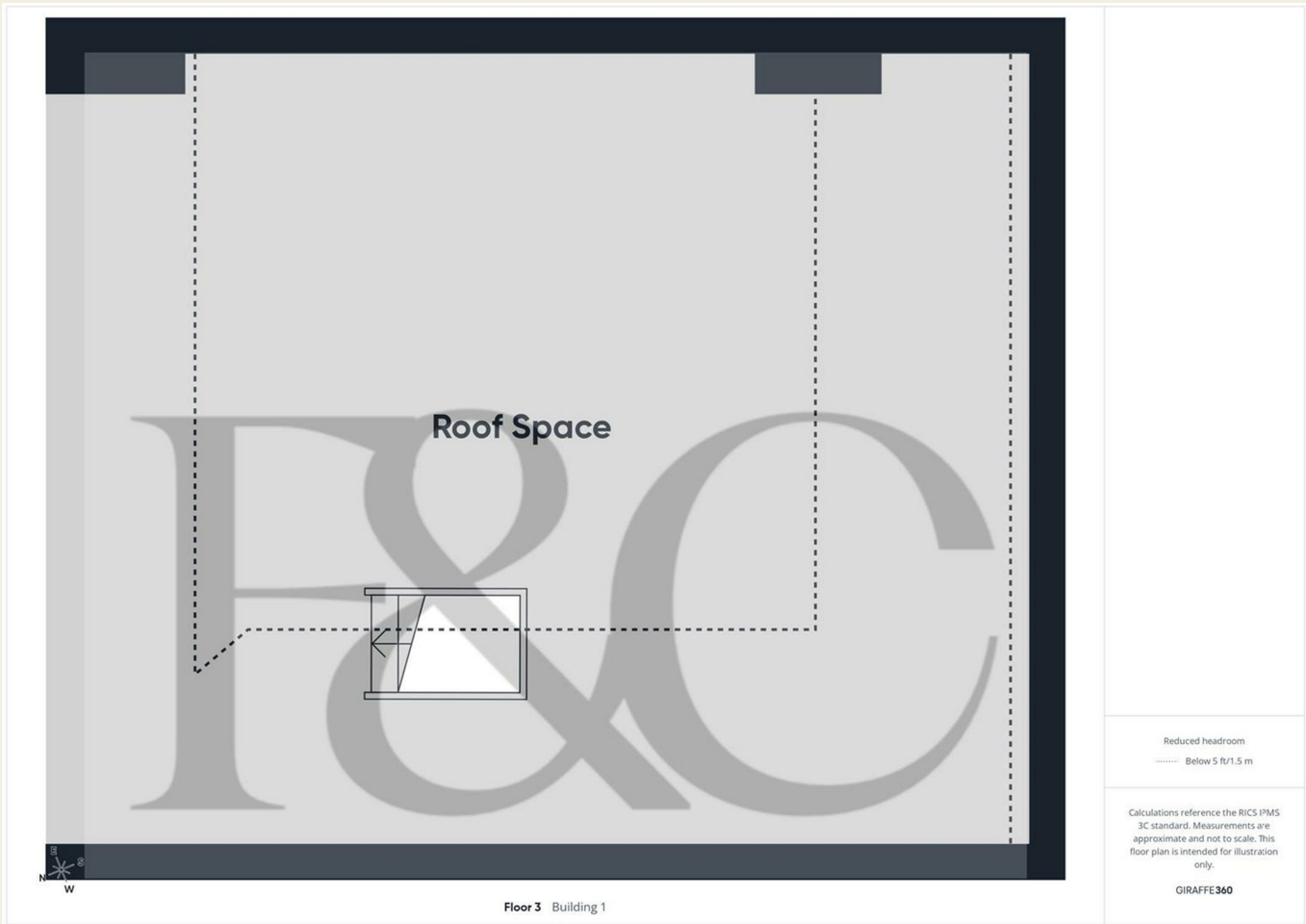
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# Summerhouse/Cabin

7'4" x 12'4"  
2.25 x 3.78 m

Approximate total area<sup>(1)</sup>

94 ft<sup>2</sup>  
8.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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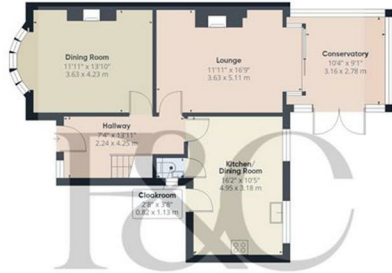


Floor 0 Building 2

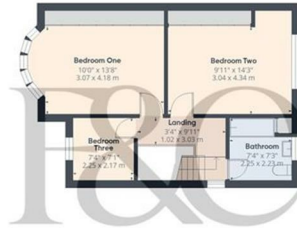
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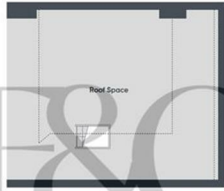
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Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>(1)</sup>

1456 ft<sup>2</sup>  
135.1 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>80</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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

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