

LANSCOMBE PARK ROAD, ALLESTREE, DERBY

OFFERS IN EXCESS £470,000

4 BEDROOM | 2 BATHROOM | 1 RECEPTION



WELCOME TO LANSCOMBE PARK ROAD

STUNNINGLY REFURBISHED AND EXTENDED FOUR-BEDROOM DETACHED FAMILY HOME - Situated in a desirable cul-de-sac position in Allestree, this impressive detached residence has been fully refurbished to a high standard, offering contemporary design, generous living space and a superb setting for modern family life.

The property has been thoughtfully updated throughout, combining carefully selected finishes with a well-planned layout. At its heart is an impressive extended kitchen, dining and living space, creating a wonderful environment for entertaining, family gatherings and everyday relaxation. Large sliding glass doors and skylights enhance the sense of light and openness, while the elegant herringbone flooring and carefully chosen fixtures add a refined finish.

Four bedrooms provide flexibility for growing families, guests or home working, complemented by modern bathroom facilities. Outside, the south-facing rear garden offers an inviting space to enjoy the sunshine, with a porcelain-tiled patio and additional seating space extending around the side of the property. Driveway parking for two vehicles further enhances the appeal of this beautifully presented home.

THE DETAIL

The Detail
Upon entering, the welcoming hallway immediately establishes the quality of the refurbishment, featuring a black composite front door, Karndean herringbone flooring and a striking staircase with black balustrading and a carpet runner. Useful understairs storage adds practicality, while the lounge offers a comfortable retreat, complete with carpeting, decorative wall panelling, a bay window and a bespoke media wall with integrated lighting.

The impressive extended kitchen, dining and living space forms the centrepiece of the home. Designed with both style and functionality in mind, it features matte black cabinetry, brushed brass handles, quartz worktops and matching contemporary fittings. Integrated appliances include an oven, hob, fridge-freezer, dishwasher and wine fridge, while the substantial island incorporates a breakfast bar, ideal for informal dining. There is ample room for a large dining table alongside a separate lounge area, creating a versatile space for entertaining and family life. Full-width sliding glass doors connect the interior with the garden, while skylights introduce additional natural light.

A useful utility room continues the herringbone flooring and provides an integrated washing machine, sink and white work surfaces, complemented by grey cabinetry and tiling. The ground floor also benefits from a stylish WC, finished with decorative wooden wall slats, a wash basin and spotlights.

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Upstairs, the principal bedroom is a generous double with space for wardrobes, accompanied by an en-suite WC and wash basin. Two further double bedrooms and a single bedroom offer flexible accommodation, all with carpeting. The contemporary family bathroom features black wall and floor tiling, a bath with rainfall shower over, a vanity wash basin with drawer storage, WC, brushed brass taps and a matching heated towel rail. A landing storage cupboard houses the brand-new boiler.

Externally, the front of the property provides driveway parking for two vehicles, alongside the added benefit of a garage. The south-facing rear garden features a porcelain-tiled patio and lawn, with the garden extending around the side to provide additional patio space for outdoor seating and entertaining.

Situated in popular Allestree, the property is conveniently located for Lawn Primary School, Park Farm Shopping Centre and the green open spaces of Allestree Park. Derby city centre is also easily accessible, offering a wider range of shopping, dining and leisure facilities.

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

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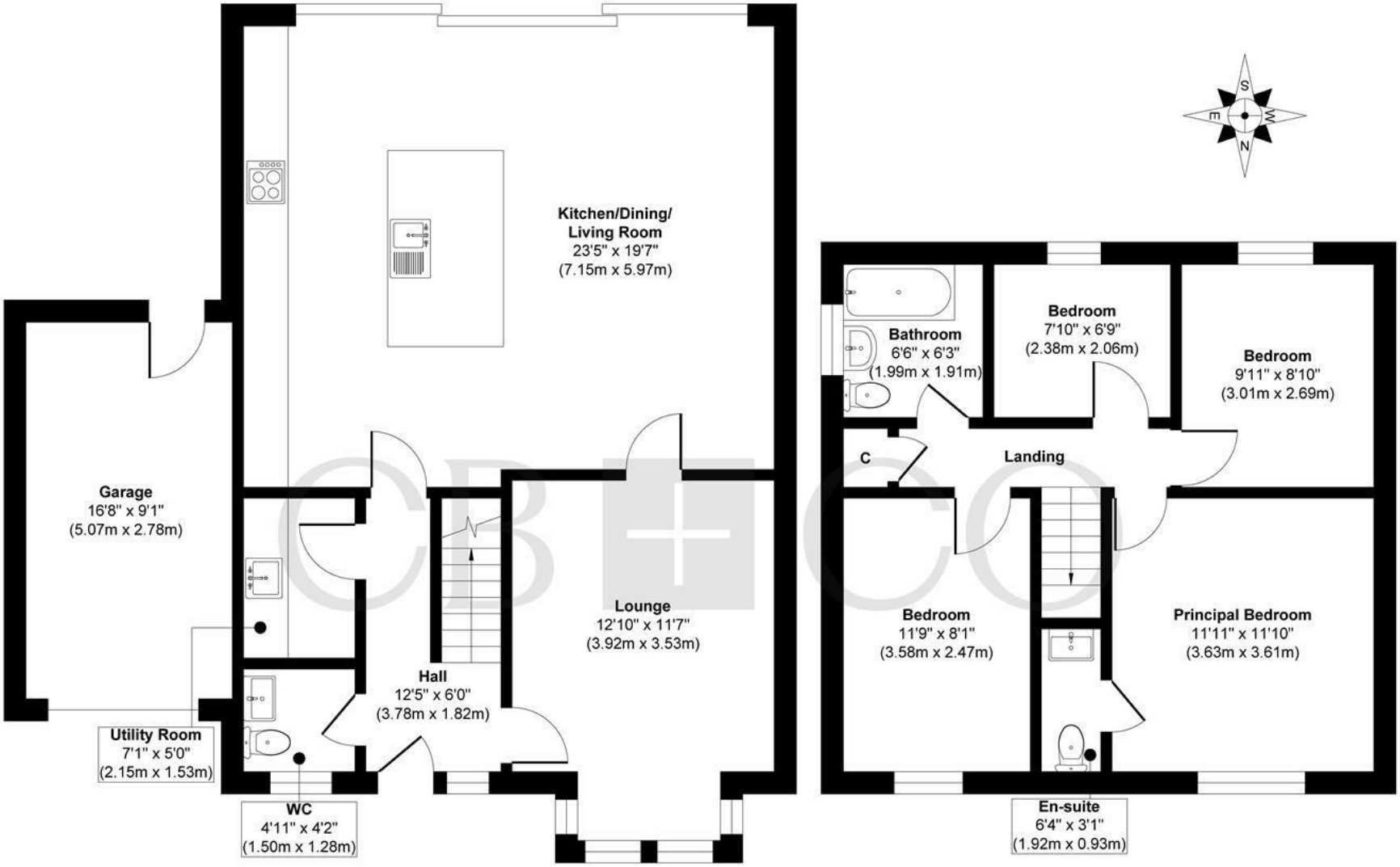








Lanscombe Park Road



Ground Floor
Approximate Floor Area
951 sq. ft
(88.42 sq. m)

First Floor
Approximate Floor Area
525 sq. ft
(48.83 sq. m)

Approx. Gross Internal Floor Area 1476 sq. ft / 137.25 sq. m (Including Garage)
Approx. Gross Internal Floor Area 1325 sq. ft / 123.16 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

sq ft

EPC RATING

D

COUNCIL TAX BAND

- Fully Refurbished And Extended Four-Bedroom Detached Family Home
- Sought-After Cul-De-Sac Position In Allestree
- Spacious Lounge With Bay Window And Illuminated Media Wall
- Impressive Extended Kitchen, Dining And Living Space
- ContemContemporary Kitchen With Quartz Worktops, Integrated Appliances And Large Island Breakfast Bar
- Sliding Glass Doors And Skylights Creating A Bright Interior
- Four Bedrooms, Including Three Doubles And One Single
- Modern Family Bathroom With Rainfall Shower And Brushed Brass Fittings
- South-Facing Garden With Porcelain Patio, Lawn And Side Patio
- Driveway Parking For Two Vehicles, Garage And Convenient Allestree Location

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

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