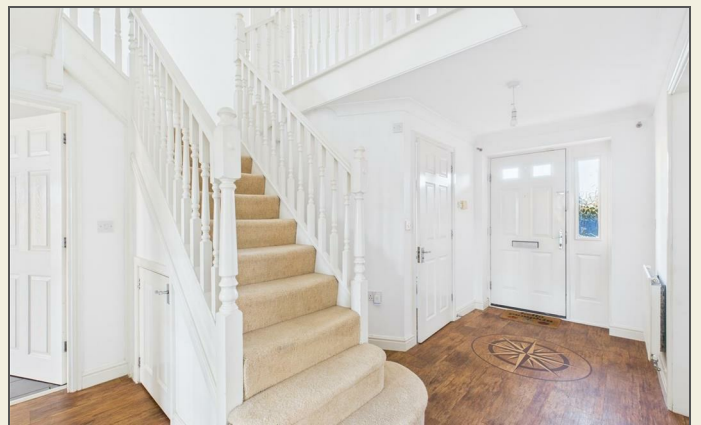




## 5 Bed House - Detached

9 Acresview Close, Allestree, Derby DE22 2AY

Offers Around £625,000 Freehold



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& Company**

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- Highly Appealing Family Detached Property
- Quiet Cul-de-Sac Location - Far-Reaching Views to Rear
- Lounge, Family/Dining Room & Study
- Living Kitchen Dining Room, Utility Room, Cloakroom
- Feature First Floor Landing
- Five/Six Bedrooms (Nursery/Study)
- Three Bathrooms
- Private Garden
- Driveway & Double Garage with Electric Doors
- No Chain Involved

This highly appealing detached family home is perfect for modern family life. With five well-proportioned bedrooms, including a nursery or a second study, this property provides ample room for both relaxation and productivity. No Chain Involved.

The home boasts three inviting reception rooms, including a lounge and a versatile family/dining room, ideal for entertaining guests or enjoying family gatherings. The additional study offers a quiet space for work or study, catering to the needs of a busy household. The home has a living kitchen/dining room with potential to knock through into the family/dining room.

With three bathrooms, morning routines will be a breeze, ensuring that everyone has their own space. The property is designed to accommodate the demands of family living while providing comfort and style.

One of the standout features of this home is its far-reaching views to the rear, allowing you to enjoy the beauty of the surrounding landscape from the comfort of your own garden. The outdoor space is perfect for children to play or for hosting summer barbecues.

Parking is also a significant advantage, with space for up to four vehicles, making it convenient for families with multiple cars or guests. Double garage with electric doors.

The Location

Accommodation

Ground Floor

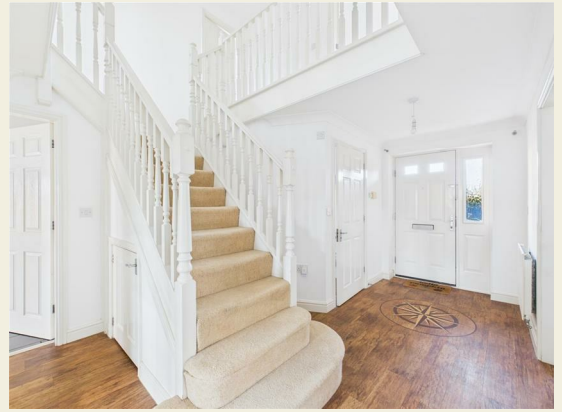
Storm Porch

With outside light.

### Entrance Hall

15'9" x 10'0" x 3'10" x 3'5" (4.82 x 3.07 x 1.19 x 1.05)

With panelled entrance door, radiator, understairs storage cupboard, two additional built-in storage cupboards and staircase leading to first floor.



### Cloakroom

6'6" x 3'3" (1.99 x 1.00)

With low level WC, pedestal wash handbasin, radiator, double glazed window and internal panelled door.

### Lounge

17'10" x 11'6" (5.44 x 3.53)

With feature fireplace, two radiators, double glazed window to side, double glazed French doors giving access to garden and internal double opening glazed doors.



### Study

11'6" x 7'8" (3.53 x 2.35)

With radiator, two double glazed windows to front with fitted blinds and internal panelled door.



### Dining Room/Family Room

14'2" x 10'0" (4.32 x 3.07)

With radiator, double glazed window to rear, double glazed French doors giving access to garden, internal double opening glazed doors and internal glazed door giving access to living kitchen/dining room.

Please note: there is potential to knock the family/dining room into the living kitchen/dining room.



### Living Kitchen/Dining Room

15'11" x 15'8" (4.86 x 4.80)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in electric hob with extractor hood over, built-in double electric fan assisted oven, integrated dishwasher, integrated fridge/freezer, continuation of the worktops forming a useful breakfast bar area, tile flooring, two radiators, spotlights to ceiling, double glazed window to side, double glazed French doors opening onto rear garden and open archway.



### Utility Room

11'8" x 5'8" (3.58 x 1.74)

With single stainless steel sink unit with mixer tap, wall and base units with matching worktops, plumbing for automatic washing machine, space for tumble dryer, radiator, tile flooring, integral door giving access to double garage, half glazed door giving access to side and internal panelled door.



### Feature First Floor Landing

15'11" x 10'9" x 5'3" x 3'10" (4.86 x 3.28 x 1.62 x 1.17)

With attractive balustrade, radiator, built-in cupboard housing the hot water cylinder and also providing storage, open archway and access to roof space.



### Bedroom One

14'11" x 11'8" (4.56 x 3.58)

With built-in wardrobes, two radiators, three double glazed windows with aspect to front and internal panelled door.



### En-Suite

8'4" x 3'10" (2.56 x 1.18)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, tile splashbacks, radiator, shaver point, extractor fan, double glazed window to side and internal panelled door.



### Bedroom Two

12'7" x 10'9" (3.86 x 3.28)

With built-in wardrobes, radiator, far-reaching views to rear, double glazed window and internal panelled door.



### En-Suite

8'11" x 3'9" (2.72 x 1.16)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, tile splashbacks, radiator, extractor fan, double glazed window to rear, shaver point and internal panelled door.



### Bedroom Three

13'11" x 11'3" (4.26 x 3.44)

With built-in wardrobes, radiator, two double glazed windows to front and internal panelled door.



### Bedroom Four

12'0" x 8'11" (3.66 x 2.73)

With built-in wardrobes, radiator, far-reaching views to rear, double glazed window and internal panelled door.



### Bedroom Five

9'4" x 8'11" (2.86 x 2.72)

With built-in wardrobes, radiator, far-reaching views to rear, double glazed window and internal panelled door.



### Study/Nursery

8'3" x 6'5" (2.54 x 1.96)

With fitted base cupboards and glazed wall cabinets, radiator, double glazed window to front and internal double opening glazed doors.





### Family Bathroom

9'7" x 6'4" (2.94 x 1.95)

With bath, pedestal wash handbasin, low level WC, separate shower cubicle with shower, tile splashbacks, radiator, extractor fan, shaver point, double glazed window to side and internal panelled door.



### Front Garden

The property is set back behind a lawned fore-garden.

### Rear Garden

To the rear of the property is a private, non-overlooked, enclosed rear garden. The garden has shaped lawns, Indian stone paved patio and is enclosed by fencing.



### Driveway

A double width tarmac driveway provides car standing spaces.

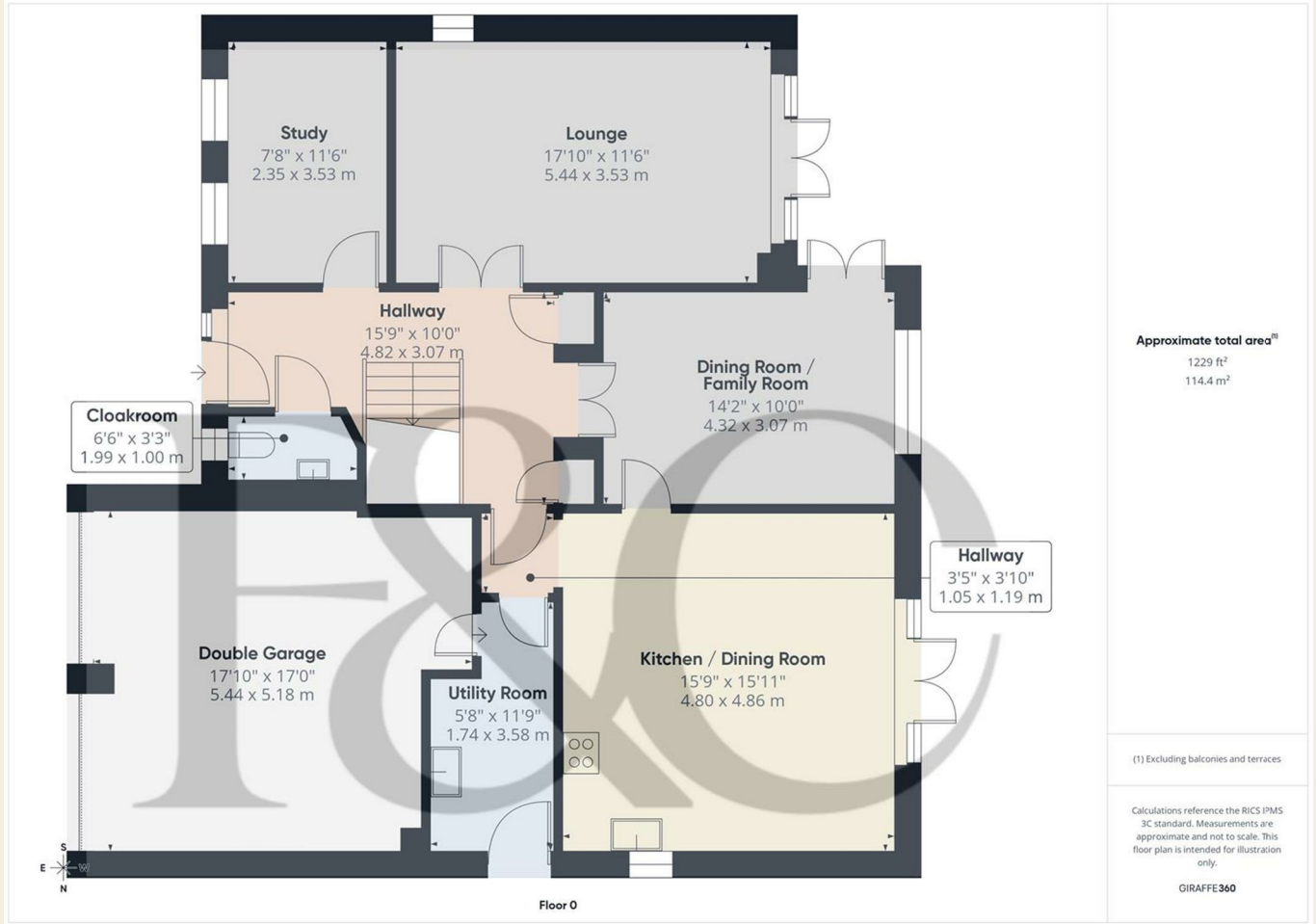
### Integral Double Garage

17'10" x 16'11" (5.44 x 5.18)

With power, lighting, two electric front doors and integral door giving access to property.

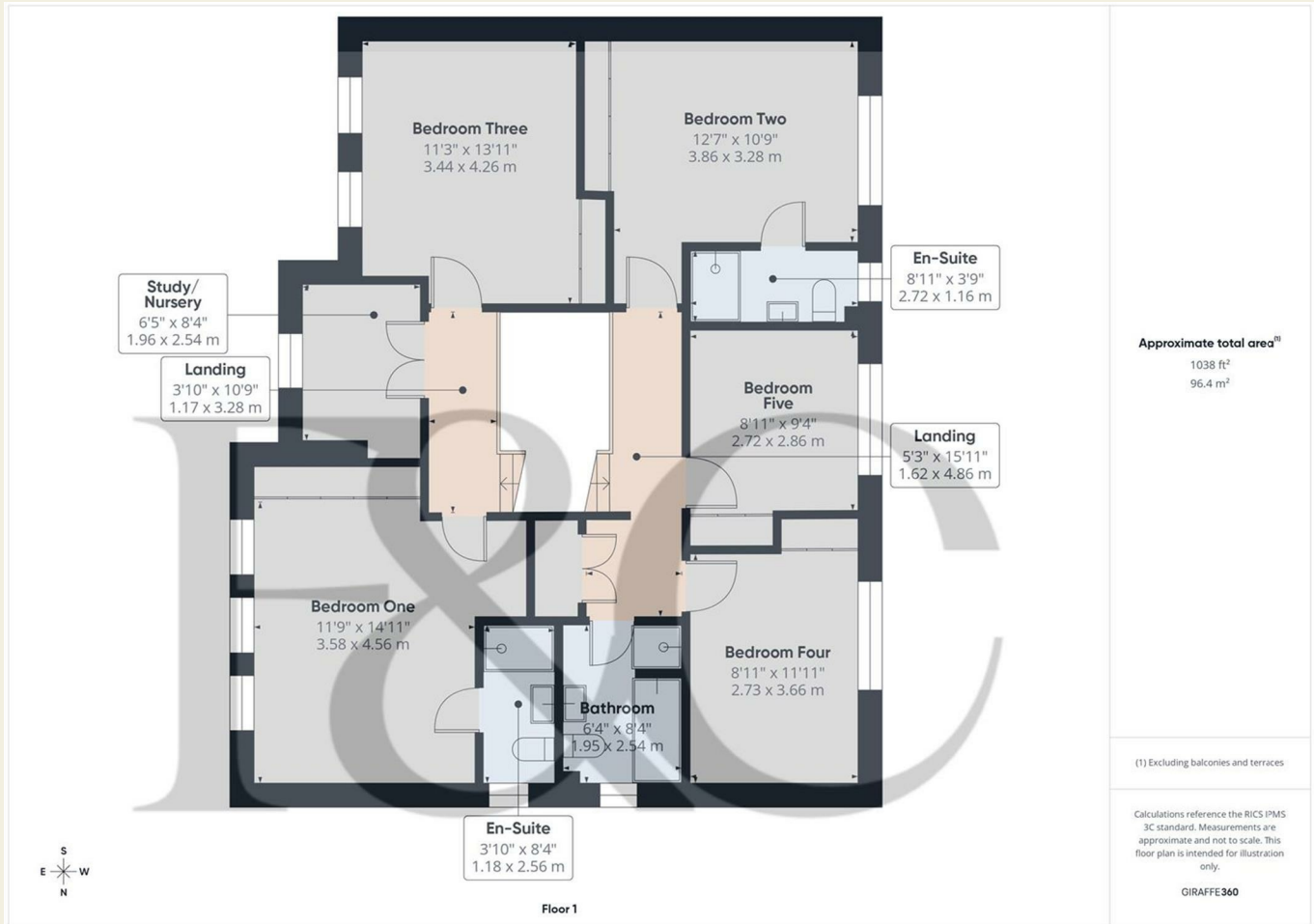
### Council Tax Band - F

Derby City



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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>                                   |                                                                                                             |           |
| (39-54) <b>E</b>                                   |                                                                                                             |           |
| (21-38) <b>F</b>                                   |                                                                                                             |           |
| (1-20) <b>G</b>                                    |                                                                                                             |           |
| <i>Not energy efficient - higher running costs</i> |                                                                                                             |           |
|                                                    | <b>74</b>                                                                                                   | <b>83</b> |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

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

|                                                            | Current                                                                                                       | Potential |
|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| <i>Very environmentally friendly - lower CO2 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 CO2 emissions</i> |                                                                                                               |           |
|                                                            |                                                                                                               |           |
| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC  |           |

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