

## 22 Alton Close, Allestree, Derby, DE22 2LJ

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Offers Around £380,000

Freehold

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- Quiet Cul-de-Sac Location
- Fully Refurbished
- Spacious & Well-Proportioned
- Spacious Lounge/Dining Room
- Conservatory & Refitted Kitchen
- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms & Bathroom
- Detached Outbuilding Comprising Office/Gym
- Good Sized Driveway to Front & Enclosed Lawn to Rear
- Viewing Recommended





## Summary

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This is a well-positioned, completely refurbished, three bedroom, extended detached bungalow occupying a quiet position, tucked away at the head of a quiet cul-de-sac in Allestree.

The property is deceptively spacious and requires an internal inspection to appreciate the accommodation on offer. The property is double glazed and gas central heated and comprises entrance hall, spacious lounge/dining room, recently refitted kitchen, conservatory, outdoor office, principal bedroom with en-suite shower room, two further bedrooms and a bathroom.

The property is tucked away at the end of Alton Close, behind a block paved driveway providing ample off-road parking. Please note, there is further space to extend the driveway if required. To the rear of the property is an enclosed garden featuring a lawn surrounded by wood edged, picket fenced borders, patio area and timber fencing. There is a useful carport and the aforementioned outdoor office/potential gym.

# F&C

## The Location

The property's location is convenient for a fabulous range of amenities including Park Farm shopping centre, Blenheim Parade shops, Woodlands secondary school, Portway primary school, Allestree Park and lake as well as Markeaton Park and Darley Park. There is a regular bus service into Derby City centre.

## Accommodation

### Entrance Hall

11'8" x 3'9" (3.57 x 1.15)

A UPVC double glazed entrance door provides access to spacious, L-shaped entrance hall. Your attention is drawn to the stylish oak internal doors. There is a useful cloak cupboard, recessed ceiling spotlighting and access to loft space.

### Lounge/Dining Room

17'10" x 14'10" (5.46 x 4.54)



### Lounge Area

Having a central heating radiator and recessed ceiling spot lighting.



### Dining Area

With central heating radiator, recessed ceiling spot lighting and sliding patio door to conservatory.



### Conservatory

9'0" x 8'4" (2.75 x 2.56)

A UPVC construction with door to garden.

### **Principal Bedroom**

15'3" x 14'11" (4.65 x 4.56)

With central heating radiator, recessed ceiling spotlighting, double glazed window to rear and door to superbly appointed en-suite shower room.



### **Newly Fitted Kitchen**

15'11" x 7'2" (4.86 x 2.20)

Comprising U-shaped preparation surfaces with matching upstands, inset sink unit with mixer tap, stylish fitted base cupboards and drawers, complementary wall mounted cupboards, electric hob with extractor hood over, built-in double oven with grill, integrated dishwasher and washing machine, appliance space suitable for fridge freezer, recessed ceiling spotlighting, double glazed window to front and UPVC double glazed door to side.



### **En-Suite Shower Room**

6'2" x 5'1" (1.88 x 1.57)

Appointed with a low flush WC, vanity unit with wash handbasin and storage beneath, spacious walk-in shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to side.



### Bedroom Two

11'8" x 9'10" (3.58 x 3.01)

Having a central heating radiator and double glazed window to front.



### Bedroom Three

8'5" x 6'4" (2.57 x 1.95)

With central heating radiator, fitted wardrobe and double glazed window to front.



### Well-Appointed Bathroom

8'2" x 4'7" (2.51 x 1.40)

Fully tiled and appointed with a low flush WC, vanity unit with wash handbasin and storage beneath, panelled bath with shower over, chrome towel radiator, recessed ceiling spotlighting and double glazed window to front.



## Outside

The property occupies a sizeable plot at the end of Alton Close with block paved driveway providing ample off-road parking and access to a carport. Beyond this is a detached outbuilding which serves as a home office/gym. To the rear of the property is an enclosed lawn with wood edged borders containing plants and shrubs, picket fencing boundary and patio area.

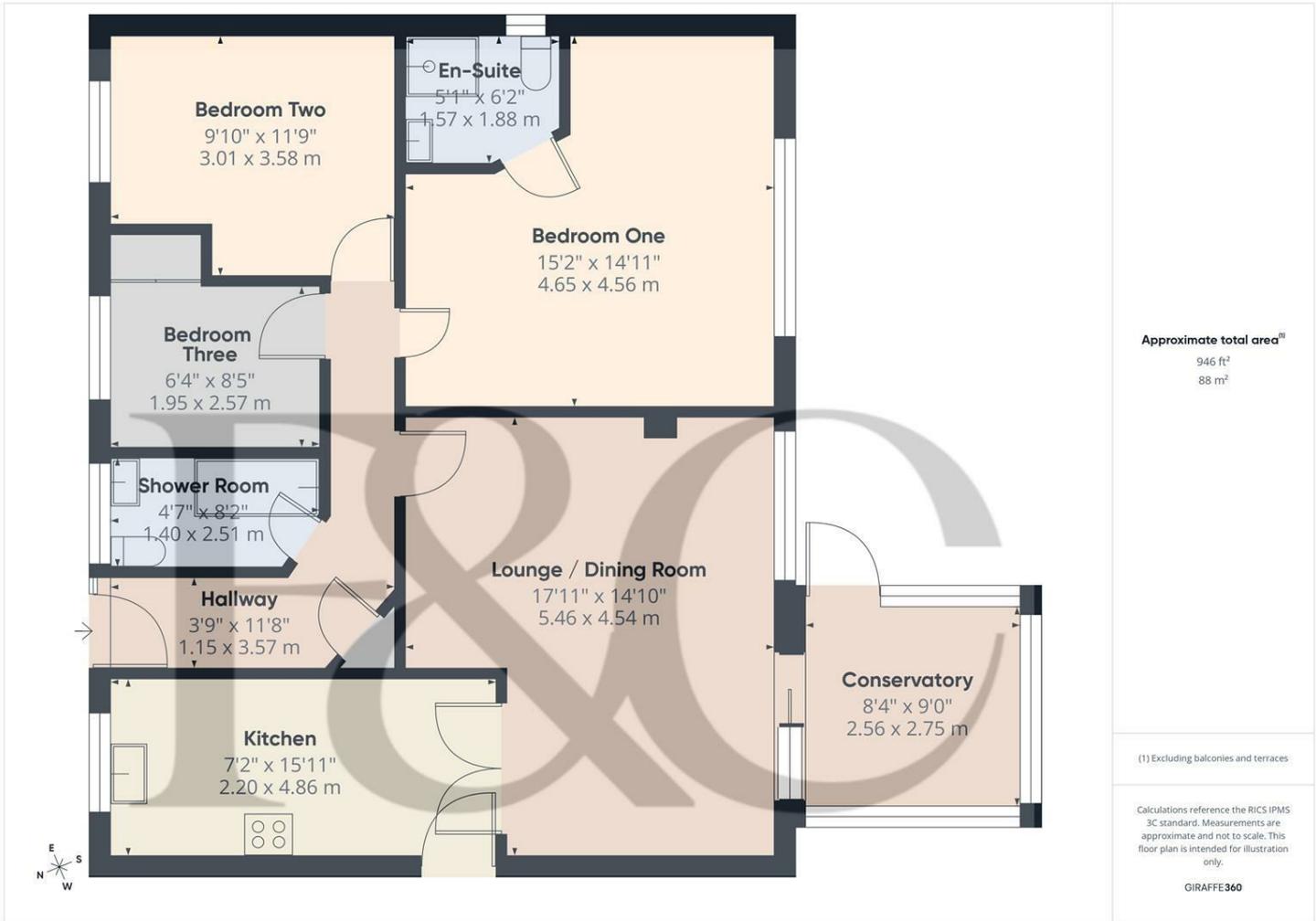


## Office

14'1" x 7'3" (4.31 x 2.23)



Council Tax Band D





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22 Alton Close  
Allestree  
Derby  
DE22 2LJ

Council Tax Band: D  
Tenure: Freehold



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	