FLETCHER
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Three Gables, 1 Cavendish Avenue, Allestree, Derby, DE22 2AQ

Price £365,000

- Individual Traditional Detached Residence
- Lounge With Inglenook Fireplace
- Utility Room and Cloakroom
- Delightful South Facing Gardens
- Located Between Darley Park and Allestree Park
- Gas Central Heating and Double Glazing
- Living Fitted Kitchen/Dining Room
- Three Bedrooms, En-Suite, Family Bathroom
- Large Driveway & Brick Built Detached Garage
- No Chain Involved

HIGHLY APPEALING CHARACTER PROPERTY – Charming individual three bedroom detached residence of style and character enjoying a delightful south facing rear garden located just off Duffield Road situated between Darley Park and Allestree Park.

We believe the property was constructed in the 1930's of brick beneath a pitched tiled roof with the front elevation having a very attractive double fronted appearance revealed by a rendered finish with matching double glazed windows.

The property benefits from gas central heating and double glazed living accommodation and briefly consists of on the ground floor; entrance hall with original arched entrance door and staircase leading to the first floor, cloakroom with WC, lounge with featured Inglenook fireplace and log burning stove, living fitted kitchen/dining room and utility room. The first floor landing leads to three bedrooms, en-suite, family bathroom and separate WC.

A good sized south facing enclosed rear garden enjoys wide shaped lawns, pleasant sitting areas with shed included in the sale and is fully enclosed.

A large driveway provides car standing for up to five/six vehicles. Brick built detached garage with power and lighting.

OFFERED FOR SALE WITH NO CHAIN INVOLVED - VIEWING HIGHLY RECOMMENDED

Ground Floor

Charming Entrance Hall
8'0" x 7'9" (2.46 x 2.37)
With original solid wood arched front door, radiator, under-stairs storage, solid wood flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, double glazed access door giving access to the private south facing rear garden and split level staircase leading to the first floor with useful storage cupboard.

Storage Cupboard
Housing the central heating boiler, fitted wash basin, double glazed window and internal door with chrome fittings.

Lounge
16'0" x 14'11" into fireplace (4.89 x 4.55 into fireplace)
With featured Inglenook style fireplace with exposed solid woodwork incorporating a log burning stove with raised stone hearth, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, picture rail, solid wood flooring, radiator, double glazed window to side, two double glazed windows in the fireplace recess, two triple glazed windows to side and internal door with chrome fittings.



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Living Kitchen/Dining Room

20'7" x 14'11" x 10'5" x 8'5" (6.28 x 4.55 x 3.19 x 2.58)



Dining Area

With featured gas burning stove with raised brick hearth and inset solid oak lintel, solid wood flooring, deep skirting boards and architraves, high ceiling, centre rose, picture rail, radiator, two triple glazed windows both overlooking the south facing rear garden, open archway leading into the kitchen area and internal door with chrome fittings.



Kitchen Area

With 1½ bowl sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with solid wood worktops, built-in four ring Smeg hob with Stoves electric fan assisted oven and stainless steel extractor hood over, integrated Bosch dishwasher, matching solid wood flooring, space for fridge/freezer, featured vaulted ceiling with exposed beams and with two double glazed Velux windows. Double glazed window with fitted blind and aspect to front, double glazed French doors opening onto south facing rear garden, open square archway leading back into the dining area, continuation of the solid wood worktops forming a small useful breakfast bar area and a Dimplex floor heater.



Utility Room

16'5" into recess x 5'0" (5.01 into recess x 1.53)

With single stainless steel sink unit with mixer tap, fitted base cupboards, fitted worktops, fitted wall cupboards, tiled flooring, radiator, tiled splash-backs, high ceiling, spotlights to ceiling, three double glazed windows, plumbing for automatic washing machine, character arched solid wood access door, space for tumble dryer and internal door with chrome fittings.



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Cloakroom

4'6" x 4'4" (1.39 x 1.34)

In white with low level WC, fitted wash basin with fitted storage cupboards beneath, tiled splash-backs, tiled flooring, radiator, high ceiling, double glazed obscure window and internal door with chrome fittings.



First Floor

Landing

With deep skirting boards and architraves, high ceiling, radiator, access to roof space and double glazed window with fitted blind and aspect to front.

Bedroom One

16'1" x 12'1" (4.91 x 3.70)

With deep skirting boards and architraves, high ceiling, picture rail, radiator, two double glazed windows and internal door with chrome fittings.



En-Suite

7'10" x 4'0" (2.40 x 1.24)

With shower tray with electric shower, fitted wash basin, tiled splash-backs, tiled flooring, radiator, double glazed obscure window and internal door with chrome fittings.

Bedroom Two

12'2" x 10'3" (3.73 x 3.13)

With deep skirting boards and architraves, high ceiling, radiator, picture rail, double glazed window to rear, triple glazed window to side and internal door with chrome fittings.



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Bedroom Three

11'0" x 9'4" (3.36 x 2.87)

With deep skirting boards and architraves, high ceiling, picture rail, radiator, triple glazed window to rear and internal door with chrome fittings.



Family Bathroom

11'0" x 4'9" (3.36 x 1.47)

With bath with mixer tap/shower attachment, pedestal wash hand basin, separate shower cubicle with electric shower, tiled splash-backs, tiled flooring, deep skirting boards and architraves, high ceiling, heritage style towel rail/radiator, double glazed obscure window, extractor fan and internal door with chrome fittings.



Separate WC

4'7" x 2'11" (1.41 x 0.91)

In white with WC, radiator, tiled flooring, high ceiling, double glazed obscure window and internal door with chrome fittings.

Gardens

Being of a major asset of sale to this particular property is its delightful mature south facing enclosed rear garden enjoying wide shaped lawns, raised flower beds and large sitting area providing a pleasant sitting out and entertaining space together with bespoke sleepers. The garden is fully enclosed by fencing and nicely screened with shaped trees. Plastic shed included in the sale.



Driveway

This particular property benefits from a large driveway for several vehicles.

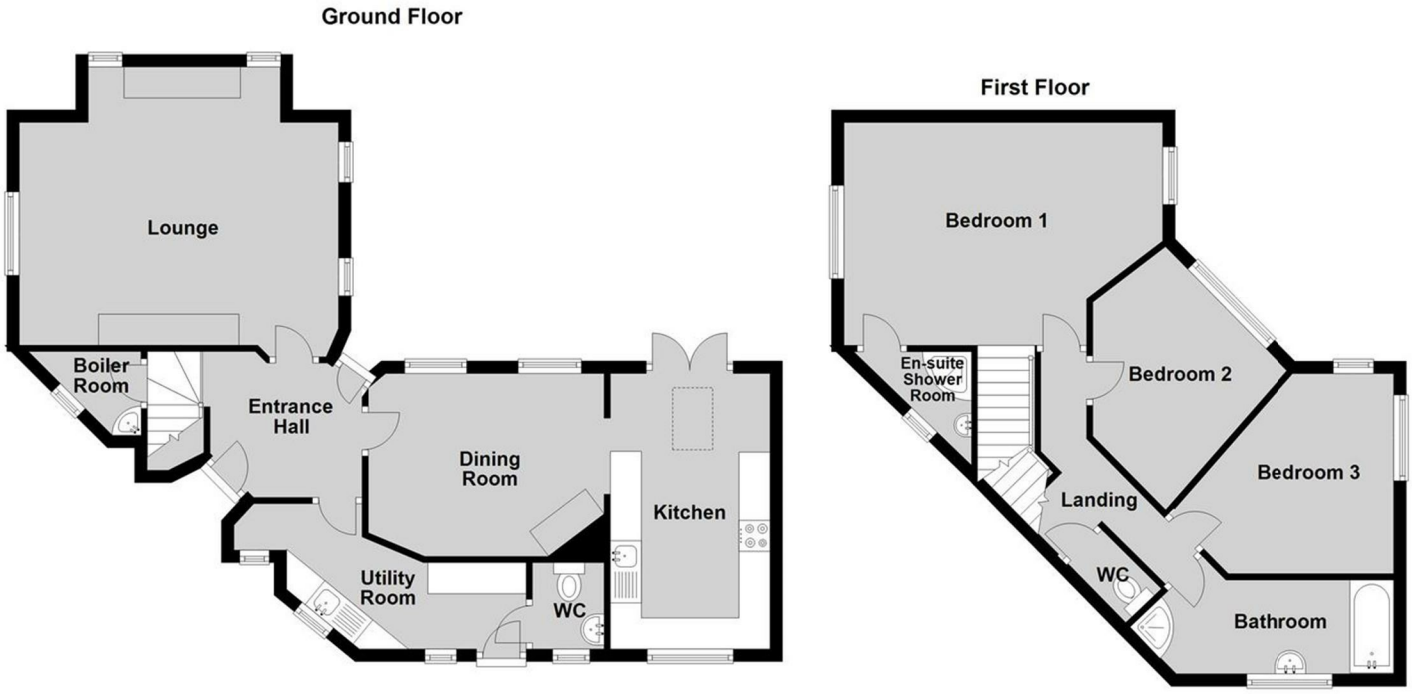
Brick Detached Garage

17'5" x 11'6" (5.31 x 3.52)

With concrete flooring, power and lighting, side personnel door and up and over front door.

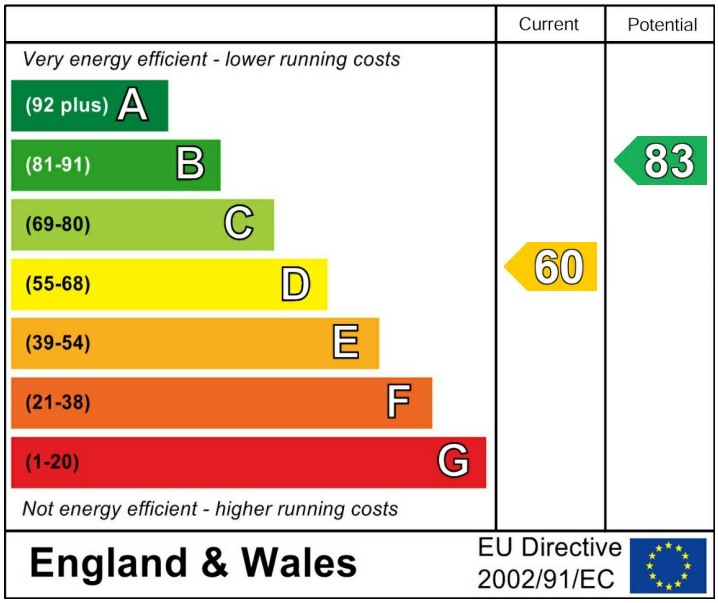
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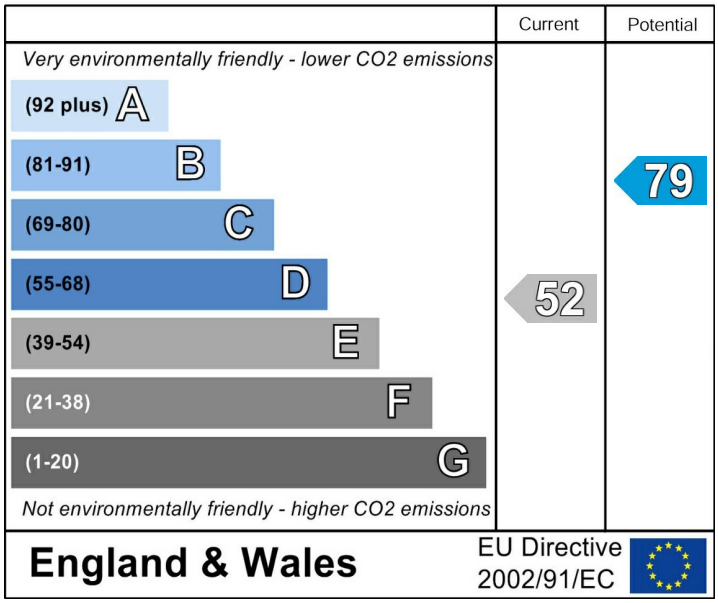


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Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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