



## 5 Bed House - Detached

Plot 5, Allestree Firs Woodland Road, Allestree, Derby DE22 2HH  
Price £995,000 Freehold



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**Fletcher**  
& Company

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

- Elegant Five-Bedroom, Three-Storey Home Set on a Prominent Corner Plot – 10 Year Warranty
- Assisted Move/Part Exchange Consider – SOME OPTIONS AS INCENTIVES
- Kitchen/Diner with Living Room & Snug
- Five Bedrooms with Two Dressing Rooms
- Three En-suites & Family Bathroom
- Generous Landscaped Wrap Around Garden
- Private Block Paved Driveway & Double Garage
- Exclusive Cul-de-Sac Location Close to Allestree Park
- Quick access to Duffield, Quarndon & Kedleston Golf Club
- February 2027 Estimated Completion – Built by Casamia Homes

END OF THE DEVELOPMENT – The Pacific is an elegant five-bedroom, three-storey home set on a prominent corner plot with a large wrap around garden, private driveway and detached double garage – SOME OPTIONS AS INCENTIVES.

It features a spacious open-plan kitchen and dining area, alongside a living space – with separate snug for flexible family living. Upstairs offers four well-sized bedrooms, including a principal suite with dressing room and en-suite, plus a family bathroom, while the top floor provides a private bedroom suite with its own dressing area and en-suite – delivering a well-balanced and adaptable home.

Assisted Move/Part Exchange Consider – Ask For Details.

Allestree is a very popular residential suburb of Derby, approximately 3 miles from the city centre and provides an excellent range of local amenities including the noted Park Farm shopping centre and bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park together with Kedleston Golf Course. Transport links are close by and fast access onto the A6, A38, A50 linking to the M1 motorway. The location is convenient for Rolls Royce, Derby University, Royal Derby Hospital and Toyota.

The Firs is located within the catchment area for the highly regarded Allestree Woodlands School, long respected for its academic standards and strong local reputation. For primary education, the development falls within the catchment for Portway Infant and Junior Schools, making this an ideal setting for families seeking a well-placed home within one of Allestree's most established residential areas. For private education, some of the region's most established institutions are within easy reach: The Old Vicarage Preparatory School, Derby Grammar School, Derby High School, Repton School, Denstone College

10 minutes to Derby Train Station with a direct service to London St Pancras in approximately 1 hour 30 minutes. 25 minutes to East Midlands International Airport.

## Welcome To The Firs

The Firs is an exclusive collection of just ten beautifully designed executive detached homes, arranged over two and two-and-a-half storeys and offering four and five-bedroom accommodation crafted for modern luxury family living.

Perfectly positioned between the highly sought-after locations of Allestree and Quarndon, this prestigious development enjoys a prime setting just fifteen minutes from Derby city centre and only five minutes from the vibrant village of Duffield, with its excellent range of independent shops, restaurants and amenities.

Directly opposite the development, across the quiet tree-lined Woodlands Road, lies Allestree Park, recently enhanced through a major rewilding project and offering acres of parkland, woodland walks and open green space.

Each home provides generous, high-specification living space, double garages and private tree-lined gardens, all designed to complement the mature surroundings while achieving excellent energy efficiency, with predicted A-rated EPCs

The standard specification has been carefully considered and includes feature staircases, underfloor heating to the ground floor, flooring throughout, quartz or granite work surfaces, Crosswater sanitaryware, SOLUS tiling, solar PV, electric vehicle charging points, double garages and turfed rear gardens.

Homes can also be tailored to individual purchasers, with options including smart home integration, cinema rooms, media walls, air conditioning, dressing areas and wardrobes, installed and commissioned hot tubs, feature fireplaces, Crittall-style doors and a wide choice of kitchen, flooring and bathroom upgrades.

We are proud to work with a number of highly regarded local specialists, including Robeys and Connected Home Systems, alongside other trusted partners, allowing purchasers to personalise their home with carefully selected products and finishes delivered and installed by experienced professionals.

With only ten homes available, The Firs offers a rare opportunity to secure a substantial new home in one of Derby's most established residential settings.

## Hall

13'9" x 8'6" (4.2 x 2.6)

### Living

13'9" x 11'9" (4.2 x 3.6)

### Snug

11'9" x 10'2" (3.6 x 3.1)

### Kitchen/Diner

26'10" x 16'0" (8.2 x 4.9)

### Utility

11'9" x 5'2" (3.6 x 1.6)

### Bedroom One

13'9" x 10'9" (4.2 x 3.3)

### Dressing Room

9'6" x 4'11" (2.9 x 1.5)

### En-suite

9'6" x 3'11" (2.9 x 1.2)

### Bedroom Two

12'5" x 11'9" (3.8 x 3.6)

### En-suite

8'6" x 3'11" (2.6 x 1.2)

### Bedroom Three

11'9" x 9'6" (3.6 x 2.9)

### Bedroom Four

11'9" x 9'2" (3.6 x 2.8)

### Family Bathroom

11'9" x 6'10" (3.6 x 2.1)

### Guest Bedroom Five

14'9" into slope x 11'9" (4.5 into slope x 3.6)

### Dressing Room Area

### Guest En-suite

11'9" x 9'10" into slope and shower (3.6 x 3.0 into slope and shower)

### Garden

Generous wrap around garden – Lawn, patio and fencing.

### Private Driveway

Block Paved Driveway

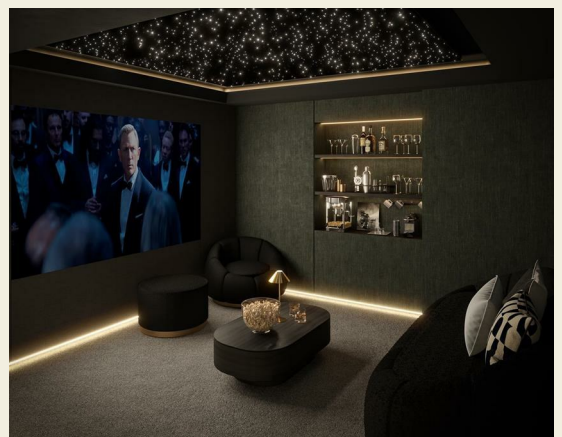
### Double Garage

19'8" x 19'8" (6m x 6m)

### Please Note

All measurements are approximate, taken from architects drawings and rounded to the nearest 100mm. Dimensions shown represent the maximum room sizes (for example into bay windows where applicable). Images and floor plans are for illustrative purposes only. Casamia Homes reserves the right to make changes without notice.

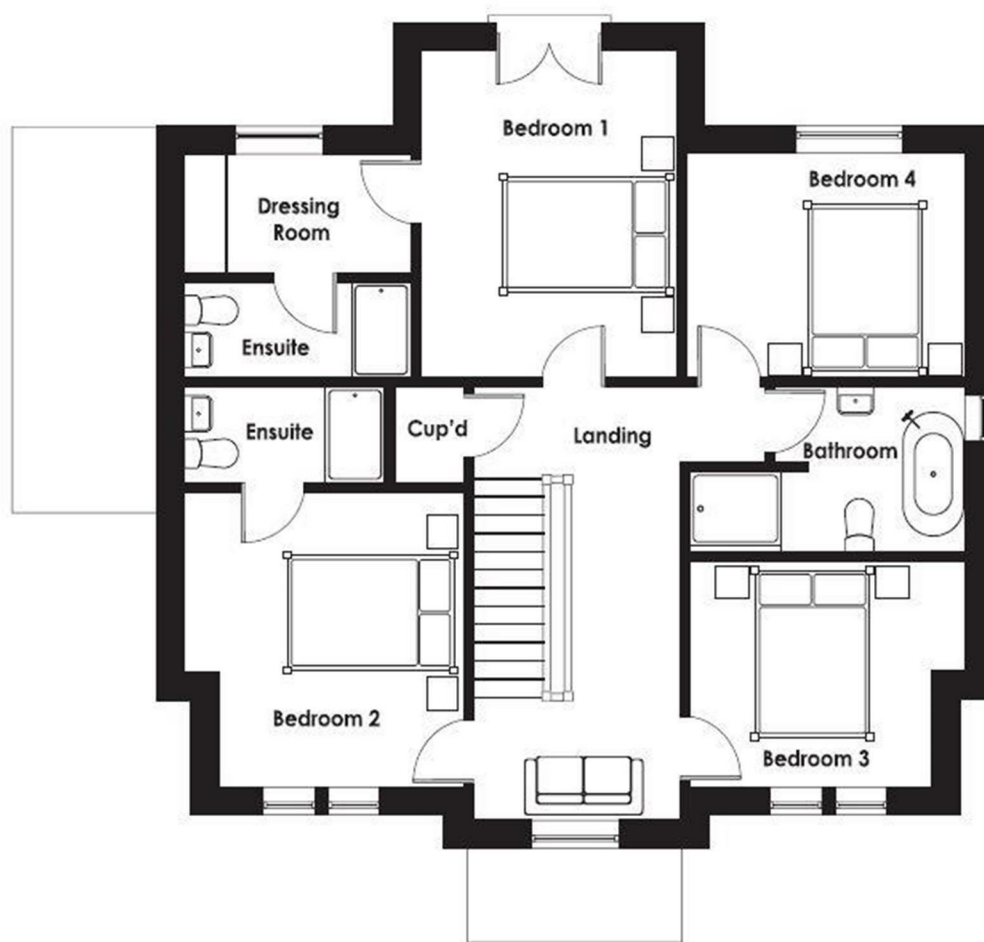
Council Tax Band - Derby City  
To Be Confirmed



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### Energy Efficiency Rating

|                                                    | Current                    | Potential |
|----------------------------------------------------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 | <b>99</b>                  | <b>99</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>England &amp; Wales</b>                         | EU Directive<br>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<br>2002/91/EC |           |

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