Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



13 Pingle, Allestree, Derby, DE22 2GF

£449,950

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An attractive four bedroom detached family home enjoying a pleasant cul-de-sac position with a south facing aspect backing onto school playing fields. The property is offered for sale with no chain and immediate vacant possession.







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This excellent family home has been well-extended over past years now providing spacious living and sleeping accommodation which incorporates both gas central heating and UPVC double glazing, comprising, enclosed porch, hallway, WC, bay windowed dining room, separate lounge with bi-folding doors, a modern fitted kitchen with integrated appliances leading into a wonderful living room.

To the first floor, a split level landing leads to four well-proportioned bedrooms, all with fitted furniture, the principal with en-suite, finally the main family bathroom.

Externally there is a wide frontage providing off road parking leading to an integral garage with remote roller door. The rear garden enjoys a south facing aspect backing onto school playing fields. The garden is beautifully stocked with mature plants and shrubs, an attractive stone paved patio, pond and quality garden office building/summerhouse.

Pingle is located close to old Allestree village and the beautiful Allestree park, lake and woods. Just a short distance away are a useful parade of shops with grocery stores, pharmacy, cafe, reputable primary and secondary schools. Derby city centre is a short distance away connected by a frequent public transport service.

A quality property and location offered for sale with no chain and immediate vacant possession.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH
Main front UPVC double glazed door, side window, tiled floor, original wooden panel door leading into:

ENTRANCE HALLWAY
With a continuation of the period style tile flooring, stairs lead to the first floor, radiator.

CLOAKROOM
Smartly appointed with a low-level WC with concealed system, corner wash and basin sat on a vanity store unit, half tiled walls, extractor fan, chrome towel radiator.

DINING ROOM
13'2" x 11'7" (4.01m x 3.53m)
A spacious UPVC double glazed bay windowed reception room with wooden flooring, ornate fireplace and hearth with an inset gas fire, radiator.

LOUNGE
18'7" x 10'10" (5.66m x 3.30m)
A spacious lounge having wooden flooring, feature a mini-inglenook style fireplace with an inset stove effect gas fire set on a stone hearth, media connections, radiator and bi-fold doors leading to the rear patio.

LIVING KITCHEN
With wooden flooring throughout.

KITCHEN AREA
15'4" x 8'10" (4.67m x 2.69m)
Beautifully appointed with a plentiful and quality range of modern wall and base units with two-tone cupboard and drawer fronts, Quartz work surfaces, composite sink and drainer, integrated fridge and freezer, washing machine and dishwasher, induction hob and extractor fan, aperture into living area, radiator.

LIVING AREA
14'10" x 14' (4.52m x 4.27m)
A naturally light filled living area with plentiful space for living and dining furniture, UPVC double glazed windows, French doors and a feature glazed roof, media connections, radiator.

FIRST FLOOR

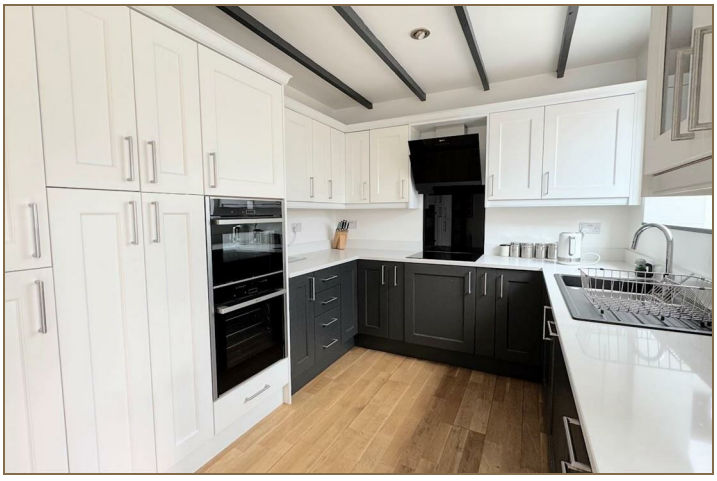
SPLIT LEVEL LANDING
Access to all bedrooms and bathroom.

BEDROOM ONE
13'7" x 11'7" (4.14m x 3.53m)
With a UPVC double glazed bay window to the front elevation, radiator, fitted wardrobes with sliding doors and with disguised access into:

EN-SUITE
7'8" x 6'3" (2.34m x 1.91m)
Beautifully fitted with a walk-in shower enclosure with a glazed screen, mains chrome shower, wash basin sat on a vanity unit, low level WC with concealed cistern, attractive wall tiling, tiled floor, UPVC double glazed bow window, inset ceiling spotlights, extractor fan, radiator.

BEDROOM TWO
12'6" x 10'11" (3.81m x 3.33m)
A further spacious double bedroom having a rear facing UPVC double glazed window with a pleasant outlook across school playing fields, attractive fitted wardrobes and drawers, radiator.







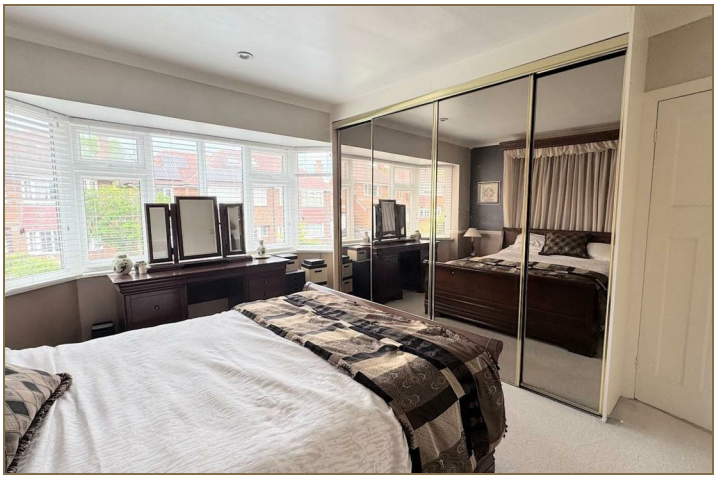


BEDROOM THREE
9'11" x 7'5" (3.02m x 2.26m)
With fitted study furniture, including a desk, drawers, shelving and cabinet, built-in wardrobe, UPVC double glazed window to the front elevation, radiator.

BEDROOM FOUR
9'8" x 7'5" (2.95m x 2.26m)
Also with fitted study furniture including a desk, drawers and cabinets, built-in wardrobe, rear facing UPVC double glazed window with a pleasant aspect over school playing fields, radiator.

FAMILY BATHROOM
9'1" x 7' (2.77m x 2.13m)
Appointed with a large corner bath with a handheld shower attachment and tiled surround, wash hand basin and WC, tiled floor, loft access, UPVC glazed window, towel radiator.

GARAGE
19'3" x 8' (5.87m x 2.44m)
With electric roller door, power and light.









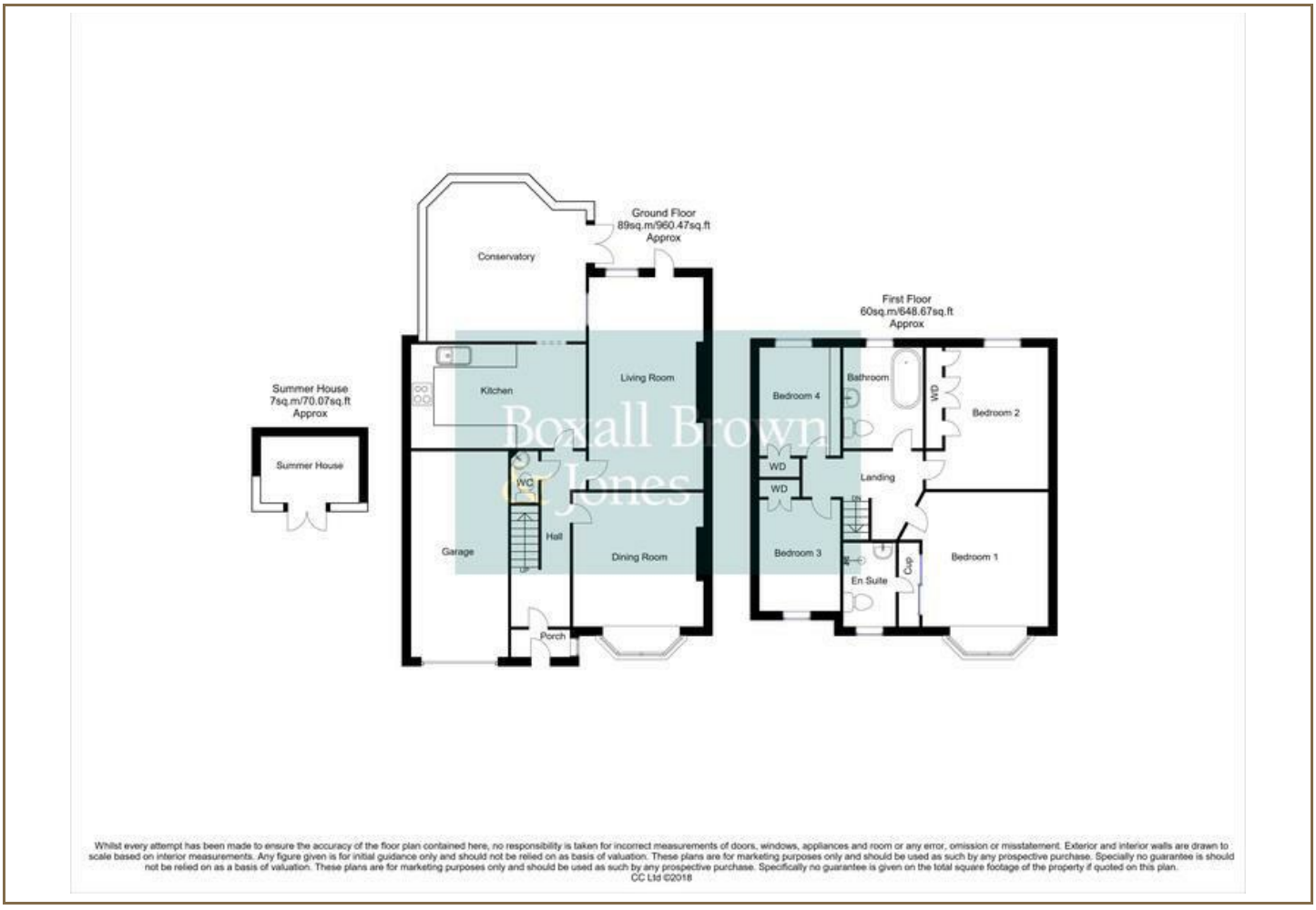





Road Map



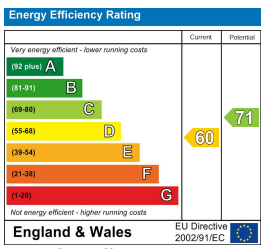
Floor Plan

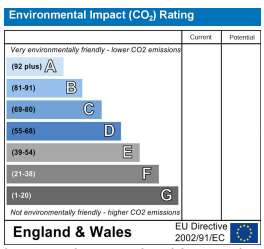


Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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