

# 3 Bed House - Semi-Detached

Price £380,000

📍 Quarn Drive, Allestree, Derby, DE22 2NQ



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Nestled in the desirable area of Allestree, Derby, this traditional semi-detached house on Quarn Drive stands as one of the finest examples of its kind. The property has been thoughtfully extended and boasts a high specification upgrade, ensuring a modern and comfortable living experience.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the superior dining kitchen, which features a family media area, perfect for gatherings and family time. This well-designed space is both functional and stylish, catering to the needs of contemporary living.

The property comprises three generously sized bedrooms, offering plenty of room for family or guests. Set on a large, south-facing mature plot, the outdoor space is a true highlight, providing a serene environment for outdoor activities or simply enjoying the sunshine. The garden is a wonderful extension of the home, ideal for children to play or for hosting summer barbecues.

Located in a sought-after neighbourhood, this property benefits from a friendly community atmosphere and is conveniently close to local amenities, schools, and parks. This home is not just a place to live; it is a lifestyle choice that combines comfort, style, and a prime location. Do not miss the opportunity to make this exceptional property your own. The property is sold freehold. Council tax band C. Energy rating.

## Recessed Entrance Porch

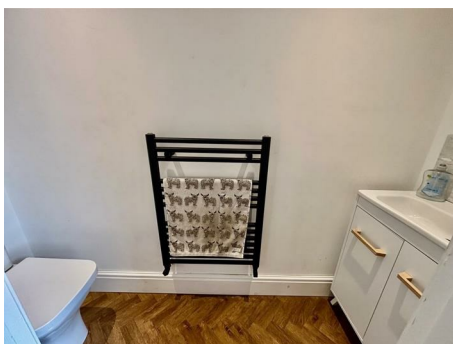
Having UPVC double glazed entrance door and quarry tiled floor. The original timber and opaque glazed internal door leads to the:-

## Reception Hall



Having feature herringbone effect Amtico floor, period style radiator, deep understairs storage cupboard and staircase to first floor.

## Guest Cloak Room/WC



Having modern contemporary white two piece suite with herringbone effect Amtico floor, powder coated heated towel rail, ceiling LED down lighters, extractor fan and integrated speaker.

## Sitting Room 17'2" x 10'11" (5.24 x 3.35)



The focal point of the room being the period style fire surround with feature recessed cast iron multi fuel burner, on a raised slate hearth, herringbone effect Amtico floor, picture rail and UPVC double glazed square bay window to front aspect.



## Family Room/Home Office 15'9" x 7'10" (4.81 x 2.40)



Having a herringbone effect Amtico floor, ceiling LED down lighters, radiator and UPVC double glazed window to front aspect.



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## Dining Kitchen with Family Area 20'1" x 18'3" (6.13 x 5.58)



Having a range of handleless soft close fitted wall, base and drawer units with feature quartz working surfaces, matching feature central island unit, the focal point of the kitchen being the six burner free standing Smeg Range with twin electric ovens and grill, complimentary ceramic tiled splash backs with contrasting herringbone effect Amtico floor (having underfloor heating), inset sink bowl with hot and cold mixer tap, integrated larder fridge, freezer and dish washer, three double glazed glass ceiling atriums with LED down lighters (incorporating a wifi speaker system), television connection point and double glazed full width bi-fold doors giving views and access over the private south facing rear garden.



## Utility Room 7'11" x 5'8" (2.42 x 1.75)



Having a range of handleless fitted wall and base cupboards with quartz effect laminated working surface, inset sink bowl with hot and cold mixer tap, space and plumbing for both automatic washing machine and dryer, space for fridge freezer, herringbone effect Amtico floor, ceiling LED downlighters and UPVC double glazed window to side aspect.

## First Floor Landing



With access to roof space (having pull down loft ladder, the loft being fully boarded with velux double glazed sky light and supplied with power and light) and ceiling LED downlighters.



## Principal Bedroom 11'1" x 11'9" (3.38 x 3.59)



Having a range of built in wardrobes, period style radiator, wood grain effect Amtico floor and UPVC double glazed square bay window to front aspect.

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**Bedroom Two 9'8" x 7'9" (2.97 x 2.37)**



Having a herringbone effect Amtico floor, radiator and UPVC double glazed window to rear aspect.

**Bedroom Three 8'7" x 6'2" (2.63 x 1.88)**



Having a bulk head storage cupboard, herringbone effect Amtico floor, period style radiator and UPVC double glazed window to front aspect.

## Main Bathroom

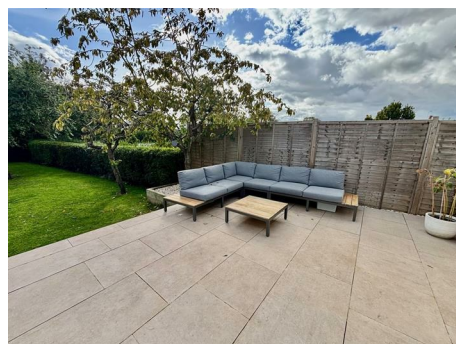


Having modern white three piece suite with mains fed over head shower, chrome heated towel rail, airing cupboard and UPVC opaque double glazed window to rear aspect.

## Outside



The property occupies a landscaped, south facing mature plot, at this sought after residential address. To the front is a tarmac fore court and driveway giving car standing space for three cars with an access gate and pathway leading to the private mature, south facing rear garden, enclosed by a screen of well trimmed hedging together with panelled fencing, laid to a shaped lawn with feature full width porcelain tiled patio, mature shrubs and trees with an outside cold water tap.



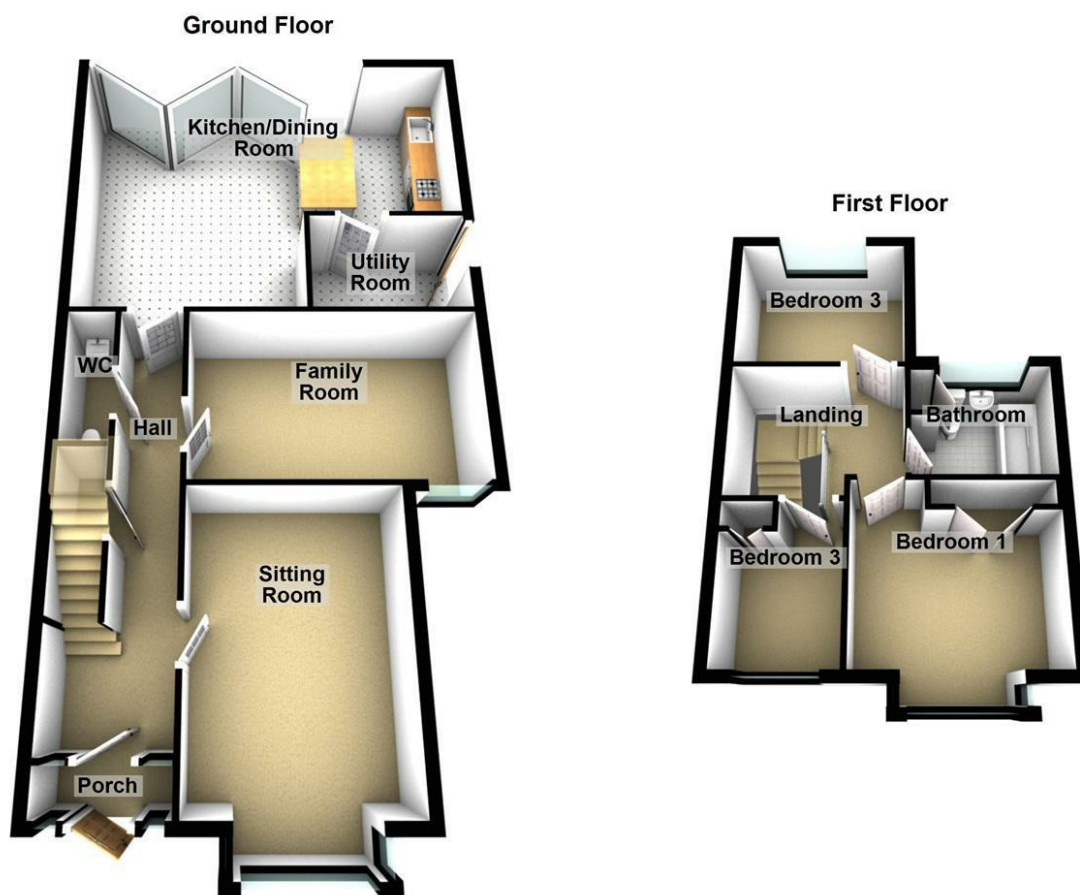
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Energy efficiency - lower running costs	E		
Low energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

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