Fletcher & Company

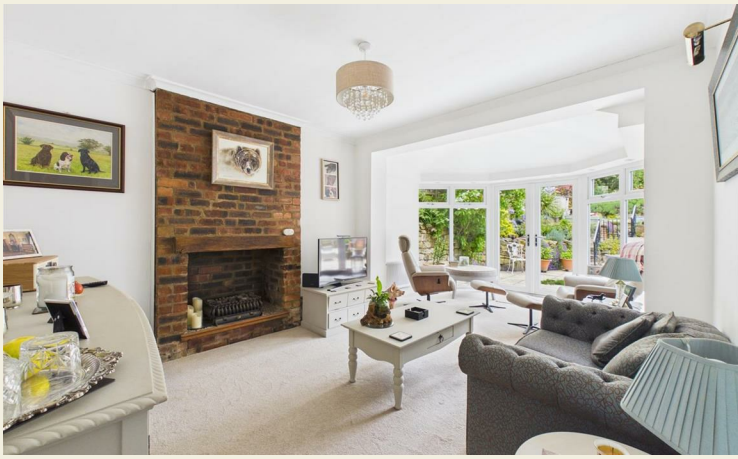
50 West Bank Road, Allestree, Derby, Derbyshire, DE22 2FZ

Price Guide £420,000

Freehold



- Attractive Bay Fronted, Extended Detached Residence
- Entrance Hall & Fitted Guest Cloakroom
- Dining Room
- Extended Lounge
- Kitchen with Utility Off
- Three First Floor Bedrooms & Bathroom
- Fabulous Landscape Rear Garden
- Good Sized Driveway
- Excellent Amenities within Easy Reach
- Viewing Highly Recommended





Summary

DIRECT ACCESS ON TO ALLESTREE PARK - This is a bay fronted, extended, three bedroom, detached residence occupying a highly desirable location on West Bank Road in Allestree. The property offers spacious and well-presented accommodation featuring entrance hall, fitted guest cloakroom, extended lounge, dining room and fitted kitchen with utility off. The first floor features three good sized bedrooms and bathroom.

The property is set up behind a landscaped fore-garden featuring tarmac driveway providing ample off-road parking. To the rear of the property is a fabulous, mature, well-established garden with lower level patio area, attractive stone retaining wall, extremely well-stocked borders, upper level shaped lawn again with an impressive array of shrubs and flowering plants, decked seating area with generous storage/outbuilding, pond, rockery border and direct access onto Allestree Park.

The Location

The property is positioned on the outskirts of Allestree giving easy access to a full range of amenities in Allestree itself including Portway Primary School, Woodlands Secondary School, shops along Blenheim Parade, Park Farm Shopping Centre, Derby University, fabulous walks in the surrounding open countryside and easy access to Derby City Centre.

Accommodation

Ground Floor

Entrance Hall

15'10" x 6'0" (4.83 x 1.83)

A UPVC double glazed and leaded entrance door provides access to hallway with central heating radiator, oak flooring and staircase to first floor.



Fitted Guest Cloakroom

4'10" x 2'10" (1.49 x 0.87)

Comprising low flush WC, corner vanity unit with wash handbasin with storage cupboard beneath, chrome towel rail/radiator and glazed window to front.

Extended Lounge
19'8" x 10'11" (6.01 x 3.34)
Having a feature exposed chimney breast with open recess, two central heating radiators, recessed spotlighting and feature, double glazed, extended picture window incorporating French doors opening onto and offering pleasant views over the rear garden.







Dining Room

11'5" x 10'4" (3.48 x 3.15)

With central heating radiator, decorative coving and double glazed bow bay window to front.



Kitchen

11'5" x 10'1" (3.49 x 3.09)

Featuring oak worktops, tiled surrounds, ceramic sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, space for gas range cooker, American style fridge freezer, dishwasher, recessed spotlighting, two double glazed Velux windows and double glazed window to rear.





Rear Lobby/Utility Room

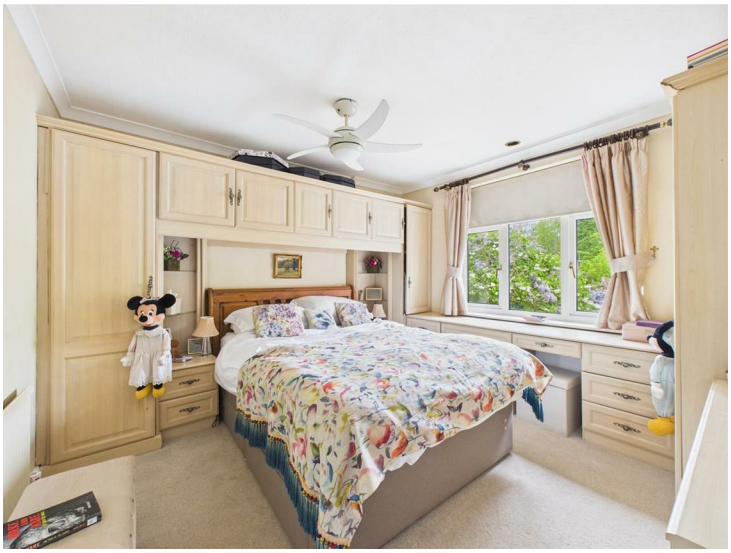
12'4" x 4'11" (3.78 x 1.50)

With wood effect worktop, inset stainless steel sink unit, fitted cupboards, appliance space suitable for tumble dryer and washing machine, wall mounted boiler, double glazed window to side and rear door to garden.

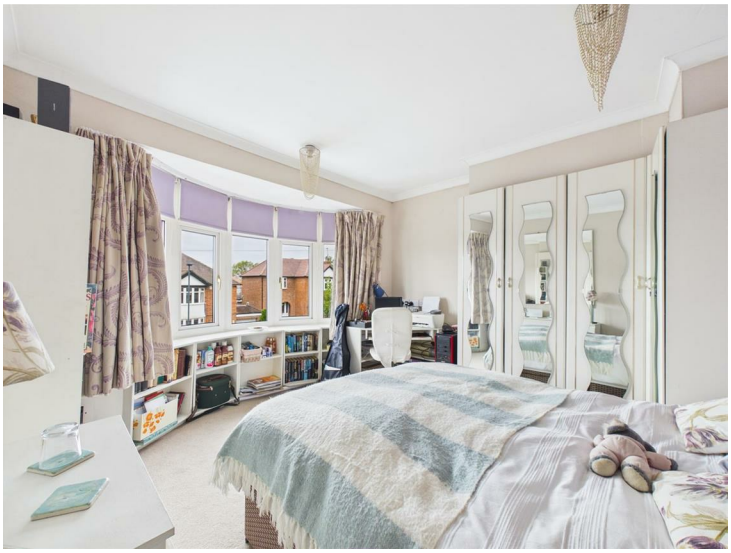
First Floor Accommodation

Semi-Galleried Landing
8'5" x 2'10" (2.58 x 0.88)
Having feature balustrade, decorative coving and double glazed, stained glass window to side.

Bedroom One
11'1" x 11'5" (3.40 x 3.48)
Having an extensive range of fitted wardrobes, dressing table, overhead storage, bedside cabinets, central heating radiator, ceiling mounted fan and double glazed window to rear.



Bedroom Two
10'4" x 9'10" (3.16 x 3.00)
With central heating radiator, fitted wardrobes, book casing/storage and double glazed bow bay window to front.



Bedroom Three
11'7" x 5'11" (3.55 x 1.81)
With central heating radiator and double glazed window to rear.

Bathroom
6'6" x 5'10" (2.00 x 1.80)
Tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower attachment, towel radiator and double glazed oriel bay window to front.



Outside

The property is set up from West Bank Road behind a tarmac driveway providing off-road parking for two/three vehicles and features a landscaped fore-garden with mature plants and shrubs.

The property has a fabulous, two-tiered rear garden featuring lower level patio/terrace ideal for outdoor dining. Steps intersect an attractive stone retaining wall and lead to the upper level with space for outbuilding/greenhouse, lawn, decked seating area, outbuilding, small pond, rockery border and gated access onto Allestree Park.





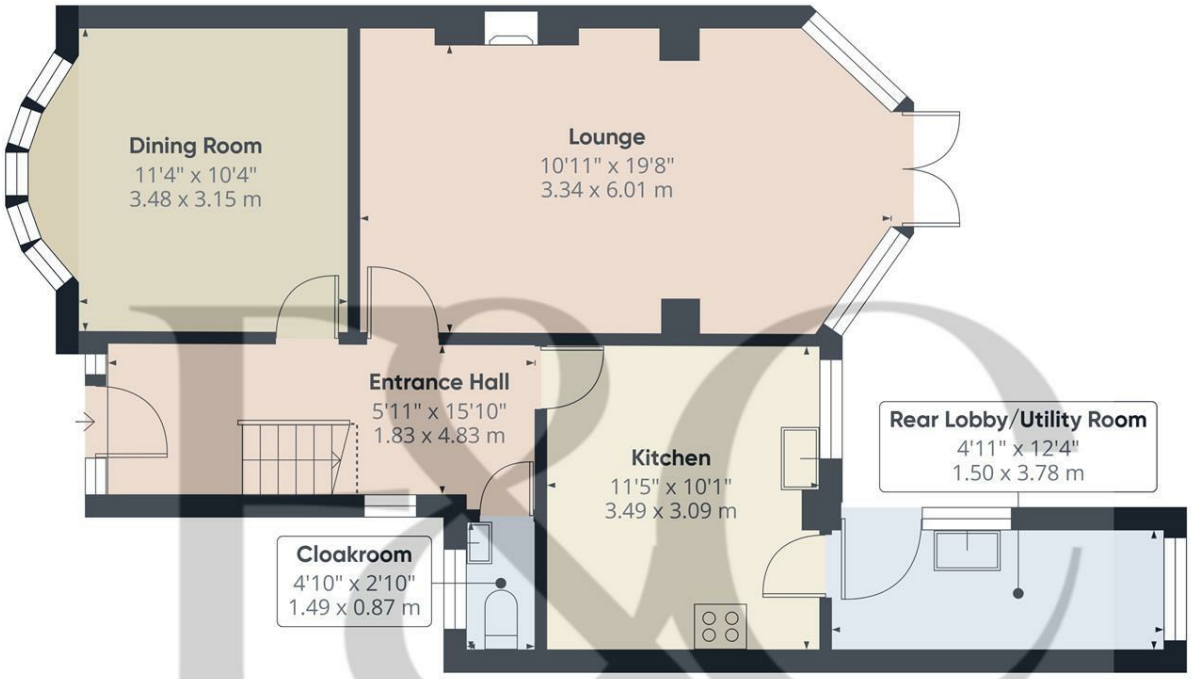


Council Tax Band D









Floor 0

Approximate total area(1)

632 ft²
58.8 m²

Reduced headroom

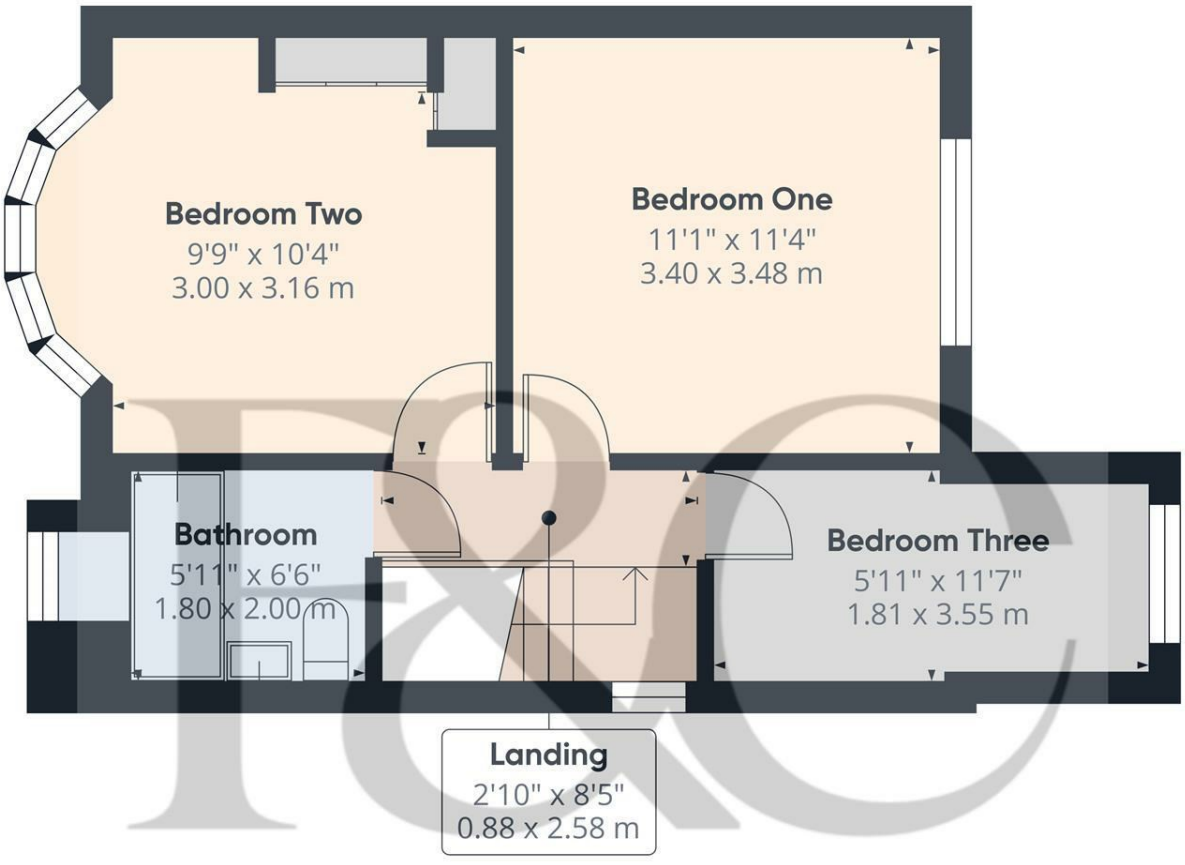
11 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area(1)

396 ft²
36.9 m²

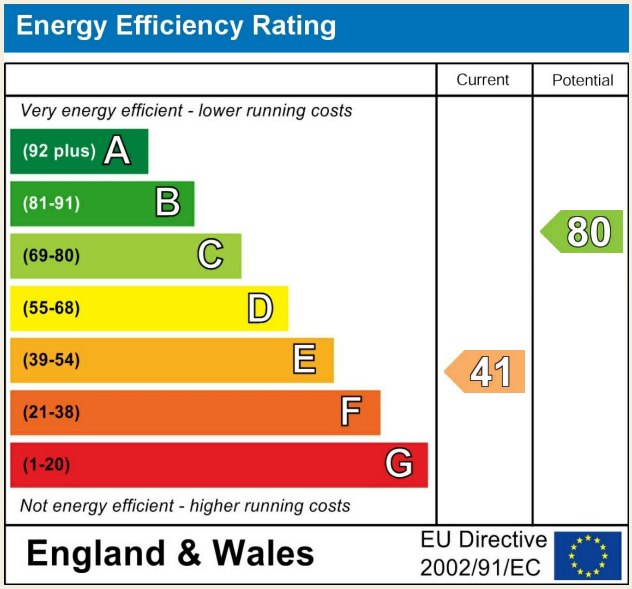
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Duffield Office
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office
15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office
3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Nottingham Office
2 Broadway
The Birkin Building
Lace Market
Nottingham
NG1 1PS

01158 222244
nottingham@fletcherandcompany.co.uk

50 West Bank Road
Allestree
Derby
Derbyshire
DE22 2FZ

Council Tax Band: D
Tenure: Freehold