

61 Ferrers Way, Allestree, Derby, DE22 2BB

Price £295,000

Freehold



- A Traditional Semi Detached House In Sought After Allestree
- Entrance Hall And Cloakroom/WC
- Lounge And A Separate Dining Room
- Fitted Kitchen To The Rear
- Three Bedrooms
- Bathroom And Separate WC
- Driveway And A Detached Garage
- Delightful, Mature Rear Garden And Patio
- Easy Access To Local Shops, Schools And Amenities.
- Convenient For The A38, A6, M1 And Derby Train Station





Summary

Located on Ferrers Way in the sought after suburb of Allestree, this traditional semi-detached house is offered with no upward chain. Located within walking distance of Park Farm shopping centre and within easy reach of primary schools, Woodlands secondary school and Derby University, this property would be ideal for a couple or family

Upon entering, you are greeted by a welcoming entrance hall that leads to a cloakroom/WC. The ground floor boasts a lounge with feature fireplace, a separate dining room and a fitted kitchen.

The first floor features three well proportioned bedrooms, a bathroom and a separate WC. .

Outside, the property benefits from a driveway providing off road parking for several cars and leading to a detached garage, providing secure parking and additional storage. To the rear is a delightful, mature garden and patio which is enclosed and well stocked with a variety of mature trees, shrubs and flowering plants.

With its enviable location close to local amenities, easy access to the A6, A38 and Derby City Centre it is ideal for commuters. Equally, Derby Train Station provides swift links to London St Pancras and other major cities. Open countryside, Kedleston Hall and The Peak District are all within a short drive.

An internal viewing is highly recommended.

F&C

The Location

Allestree is a very popular residential suburb of Derby approximately 3 miles from the City centre. It provides an excellent range of local amenities including the noted Park Farm Shopping Centre and regular bus services. There are excellent local schools at all levels. Local recreational facilities include Woodland's Tennis Club, Allestree Park with its fishing lake and Markeaton Park also having a boating and fishing lake together with Kedleston Golf course. Darley Park is a short distance away from this property, which offers delightful riverside walks. There is easy access on to the A6, A38, A50, A52 leading to the M1 motorway.

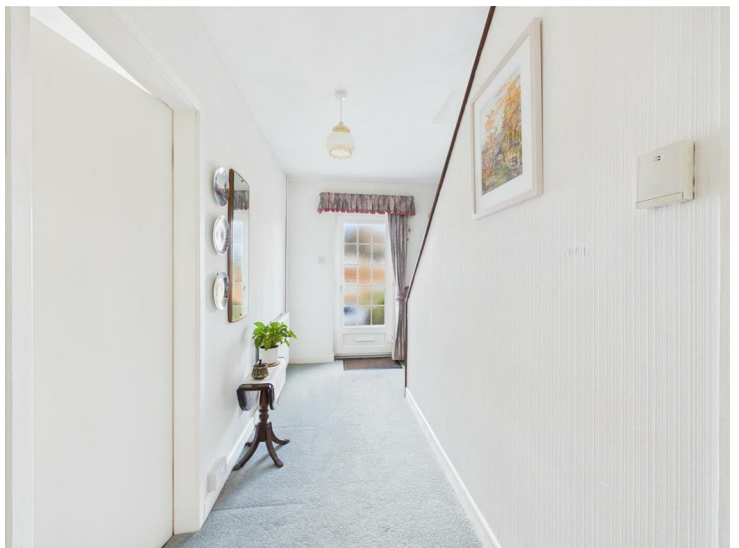
Accommodation

Ground Floor

Entrance Hall

14'0" x 7'2" (4.29 x 2.19)

Having a UPVC double glazed entrance door with frosted glass and a double glazed window to the side, a central heating radiator and stairs lead off to the first floor.



Cloakroom

4'11" x 2'7" (1.50 x 0.81)

Appointed with a two piece suite comprising of a vanity wash handbasin with useful cupboard beneath and a low flush WC. There is tiling to the splashback areas and a wood grain effect vinyl floor.

Sitting Room

13'3" x 11'1" (4.06 x 3.40)

Having a feature brick fireplace with stone shelving and hearth housing a living flame gas fire. There is a UPVC double glazed bay window to the front and a central heating radiator.



Dining Room

11'9" x 9'6" (3.59 x 2.91)

Having a feature wall mounted gas fire with chrome surround, a range of built-in shelving to the alcove and a central heating radiator. A UPVC double glazed door provides access to the rear garden and there are two UPVC double glazed windows to either side of the door providing open views of the garden.



Kitchen

8'9" x 8'3" (2.67 x 2.52)

Comprehensively fitted with a range of white base cupboards, drawers and eye level units with a complementary marble effect roll top work surface over incorporating a stainless steel, one and a half bowl sink drainer unit with mixer tap. Appliances include a refrigerator, freezer and washing machine and there is a free standing electric cooker with extractor hood over and light. There is tiling to the splashback areas, a central heating radiator, a UPVC double glazed window to the rear and a UPVC door with frosted glass to the side providing access. Having a wood grain effect floor and a wall mounted Worcester boiler (serving domestic hot water and heating system). Having inset spotlighting to the ceiling.



First Floor

Landing

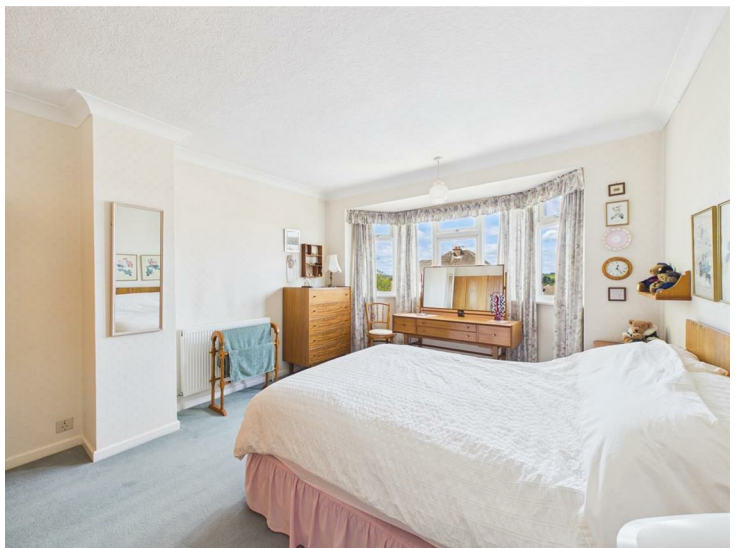
9'1" x 4'0" (2.77 x 1.24)

Having a UPVC double glazed window to the side and access is provided to the roof space.

Bedroom One

13'8" x 11'1" (4.17 x 3.39)

Having a UPVC double glazed bay window to the front and a central heating radiator.



Bedroom Two

11'9" x 9'3" (3.59 x 2.84)

Fitted with a range of wardrobes and overhead cupboards providing excellent storage and hanging space. There is a central heating radiator and a UPVC double glazed window overlooks the rear garden.



Bedroom Three

7'6" x 7'3" (2.29 x 2.21)

Having a central heating radiator, a fitted double wardrobe with sliding doors providing excellent hanging and storage space and a UPVC double glazed window to the front elevation.



Bathroom

7'3" x 5'5" (2.23 x 1.67)

Appointed with a two piece suite comprising a panelled bath with folded glass shower screen and mains fed shower over and a pedestal wash handbasin. There is full tiling to the walls, a central heating radiator and a UPVC double glazed window to the rear. Having a built-in cupboard which provides excellent storage space.



Separate WC

4'7" x 2'6" (1.40 x 0.78)

Having a low flush WC, and half tiling to the walls. There is a UPVC double glazed window and inset spotlighting.

Outside

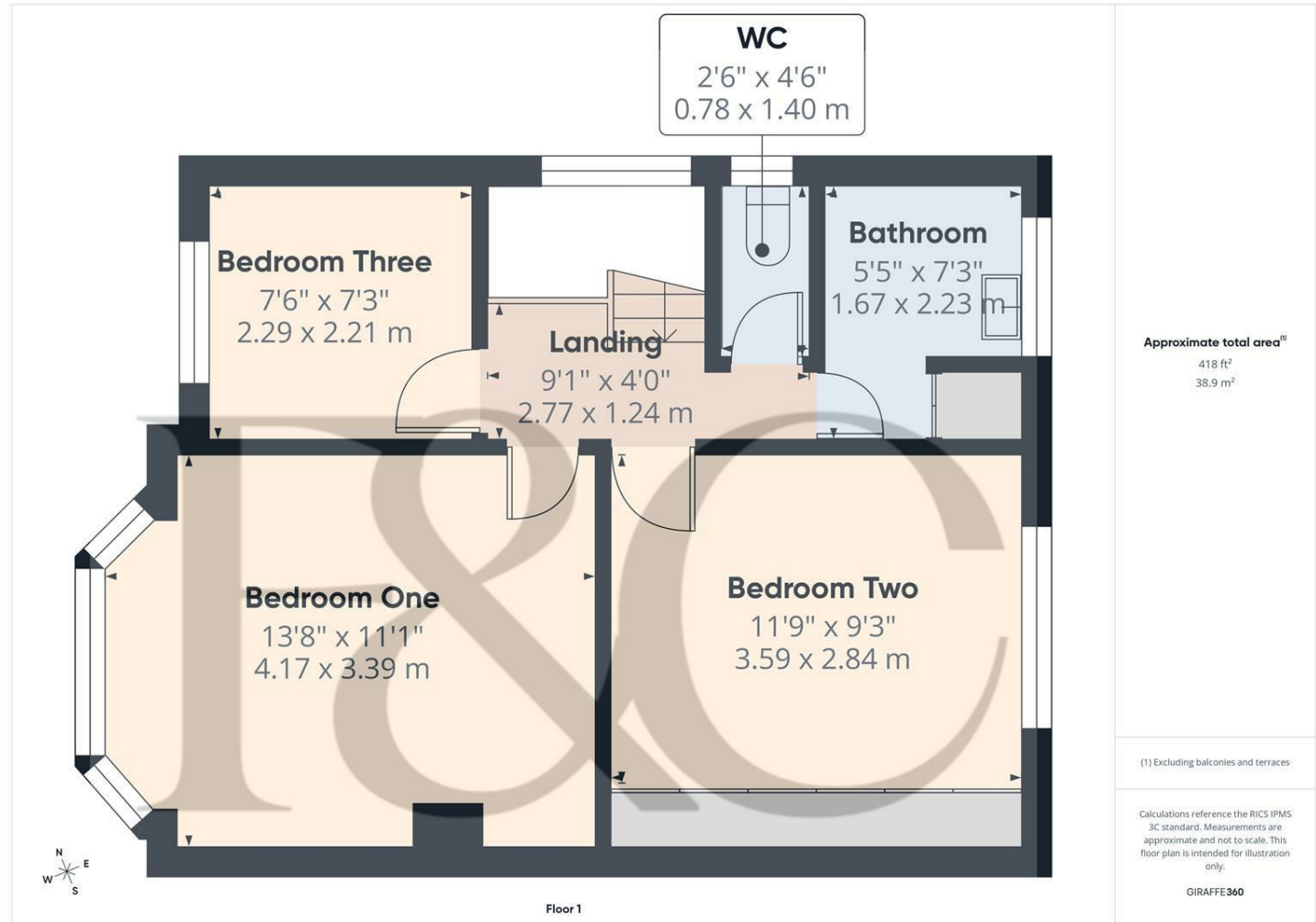
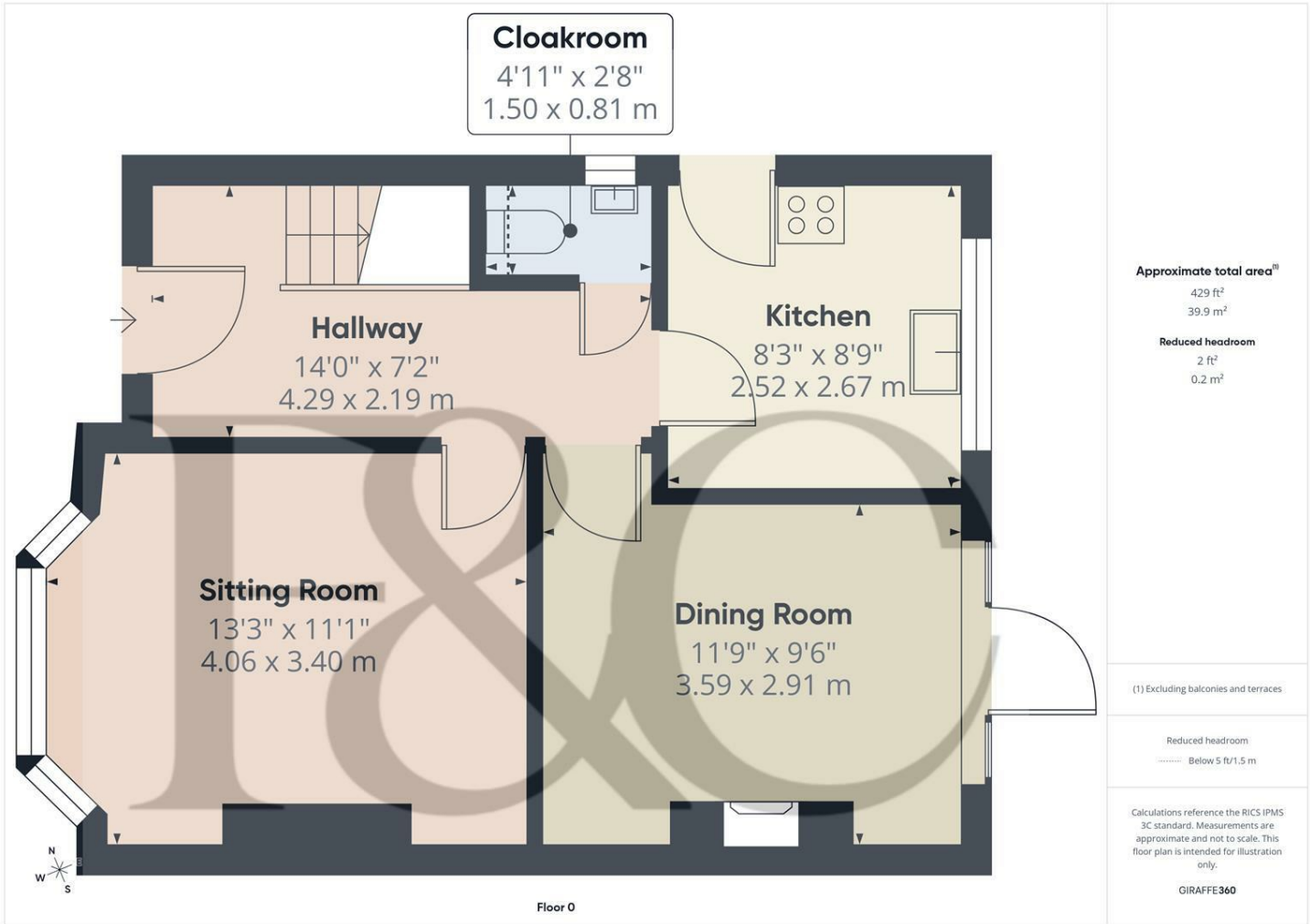
To the front of the property there is a block paved driveway and a hard standing area provides off-road car parking for several vehicles and leads to the side of the house. There is a front garden which is well-stocked with a variety of shrubs and flowering plants.

The driveway leads to a single detached garage with light, power, windows to the side and a personal door to the rear.

A gate to the side of the house provides access to a delightful mature garden which comprises of an extensive paved patio with lawned garden beyond and paved pathway providing access. The garden is well-stocked with a variety of shrubs, trees and and flowering plants. The garden has a fully enclosed surround.



Council Tax Band C





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

61 Ferrers Way
 Allestree
 Derby
 DE22 2BB

Council Tax Band: C
 Tenure: Freehold



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |