



4 Bed House - Semi-Detached

61 Ford Lane, Allestree, Derby DE22 2EY

Offers Around £475,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Extended Bay Fronted Semi-Detached Family Home
- Ecclesbourne School Catchment Area
- Open Views - Lovely Countryside Views to Rear
- Lounge with Bay Window
- Stunning Living Kitchen/Dining/Family Room with Doors to Garden
- Utility & Cloakroom
- Four Bedrooms & Family Bathroom
- Generous Garden with Patios & Garden Sheds
- Block Paved Driveway - Plenty of Car Parking
- No Chain Involved - Viewing Essential

ECCLESBOURNE SCHOOL CATCHMENT AREA & OPEN VIEWS - Beautiful four bedroom semi-detached family home with generous garden located a short walk to Allestree Park and Lake. Easy access to Duffield, Darley Abbey and Belper. Fast transport links - A38, A50, A52 & M1 Motorway.

The Location

The property is situated in a highly sought-after residential area, just a short walk from Allestree Park and Lake. Allestree is a popular residential suburb of Derby, approximately three miles from the city centre, offering a wide range of amenities including the Park Farm Shopping Centre, excellent local schools, and regular bus services. Recreational facilities nearby include Woodlands Tennis Club, Allestree Park, Markeaton Park, and Kedleston Golf Course. The area benefits from excellent transport links, with quick access to the A6, A38, A50, and the M1 motorway, making it convenient for commuters. Major employers such as Rolls-Royce, the University of Derby, the Royal Derby Hospital, and Toyota are all easily accessible. The property is also within easy reach of Duffield, Belper, and Derby City Centre.

Accommodation

Entrance Hall

14'5" x 3'4" (4.40 x 1.03)

With entrance door with arched window over, deep skirting boards and architraves, high ceiling, spotlights to ceiling, two radiators, attractive wood effect flooring, additional double glazed arched window, understairs storage cupboard and staircase leading to first floor with balustrade.

Storage Cupboard

With matching wood effect flooring, shelving, spotlights to ceiling and internal panelled door.

Cloakroom

4'9" x 4'4" (1.47 x 1.34)

With low level WC, fitted wash basin with chrome fittings, featured tile wall, spotlights to ceiling, light tunnel, extract fan, heated chrome towel rail/radiator, deep skirting boards and architraves, high ceiling, attractive wood effect flooring and internal panelled door.

Lounge

12'7" x 11'11" (3.85 x 3.64)

With chimney breast with display fireplace only, deep skirting boards and architraves, high ceiling, spotlights to ceiling, attractive wood effect flooring, radiator, double glazed bay window to front with fitted blinds and internal pine panelled door.



Living Kitchen/Dining/Family Room



Family Area

21'8" x 10'11" (6.62 x 3.35)

With matching attractive wood effect flooring, deep skirting boards and architraves, high ceiling, spotlights to ceiling, double glazed Velux style window with fitted blind to rear, double glazed sliding patio doors opening onto granite patio and rear garden, countryside views and open space leading to dining and kitchen areas.



Dining Area

With matching attractive wood effect flooring, deep skirting boards and architraves, high ceiling, chimney breast with display shelving either side and useful fitted base cupboards underneath with worktops, radiator, countryside views and two wide square archways leading into kitchen area and family area.



Kitchen Area

18'5" x 7'3" (5.62 x 2.21)

With inset stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in AEG induction hob with stainless steel extractor hood over, built-in electric fan assisted oven, built-in combination microwave oven, integrated fridge/freezer, integrated dishwasher, matching attractive wood effect flooring, deep skirting boards and architraves, high ceiling, spotlights to ceiling, radiator, double glazed picture window overlooking landscaped garden and countryside views to rear, additional double glazed Velux style window with fitted blind to rear, double glazed window to side, internal panelled door, continuation of the worktops forming a useful breakfast bar area and open space leading into family and dining areas.



Utility Room

7'9" x 4'1" (2.37 x 1.27)

With plumbing for automatic washing machine, space for tumble dryer, worktop, wall cupboard, concealed Vaillant boiler, radiator, extractor fan, double glazed Velux style window, door giving access to garden and internal door giving access to living kitchen/dining room/family room.

First Floor Landing

6'3" x 2'8" (1.93 x 0.82)

With deep skirting boards and architraves, high ceiling, double glazed window to side, attractive balustrade and staircase leading to bedroom four.

Bedroom One

13'6" x 11'7" (4.13 x 3.54)

With chimney breast with double wardrobes either side, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, double glazed Bay window to front and internal panelled door.



Bedroom Two

12'0" x 10'11" (3.66 x 3.35)

With chimney breast, deep skirting boards and architraves, high ceiling, display shelving, radiator, countryside views to rear, double closed window and internal panelled door.



Bedroom Three

7'2" x 6'0" (2.19 x 1.84)

With deep skirting boards and architraves, high ceiling, radiator, shelving rails, double glazed window to front and internal panelled door.



Family Bathroom

8'6" x 6'3" (2.60 x 1.93)

With bath with chrome fittings including chrome shower over with shower screen door, fitted wash basin with chrome fittings, low level WC, tiled splashbacks, tiled flooring, deep skirting boards and architraves, high ceiling, spotlights to ceiling, mirrored wall mounted bathroom cabinet, heated chrome towel rail/radiator, extractor fan, wall mounted, mirrored additional cabinet and internal panelled door.



Stairs Leading to Bedroom Four

Bedroom Four

14'11" x 7'11" (4.57 x 2.42)

With storage into eaves, radiator, double glazed Velux window to front, double glazed Dormer window to rear, fine views to rear and internal door.



Front Garden

The property is set back from the pavement edge behind a small fore garden with small trees providing a screen for privacy.

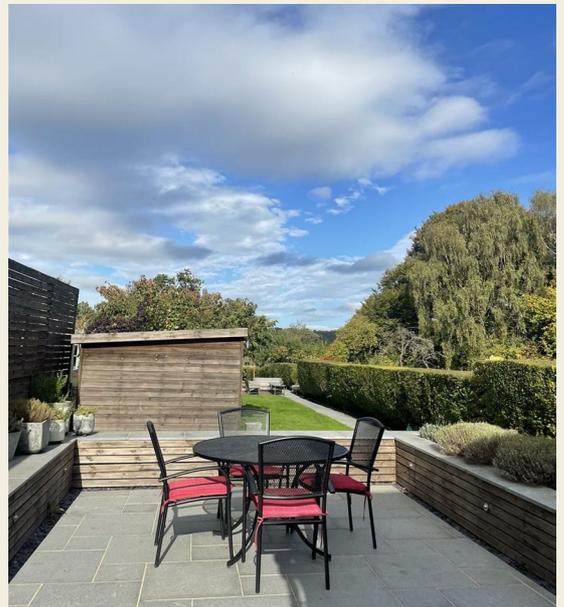
Driveway

A block paved driveway provides car standing spaces for approximately four vehicles.



Rear Garden

Being of a major asset and sale to this particular property is its lovely, generous sized rear garden enjoying fine countryside views to rear. The garden has been designed for low maintenance and nicely landscaped to include a granite patio providing a pleasant sitting out entertaining space leading to a level lawned garden and additional granite patio towards the bottom of the garden. Useful garden shed. Additional garden shed towards the bottom of the garden. Side access. Wheelie bin space and side access gate.



Large Timber Shed

16"2' x 6"7' (4.88m'0.61m x 1.83m'2.13m)

Measuring 16"2' x 6" 7' with power and lighting.

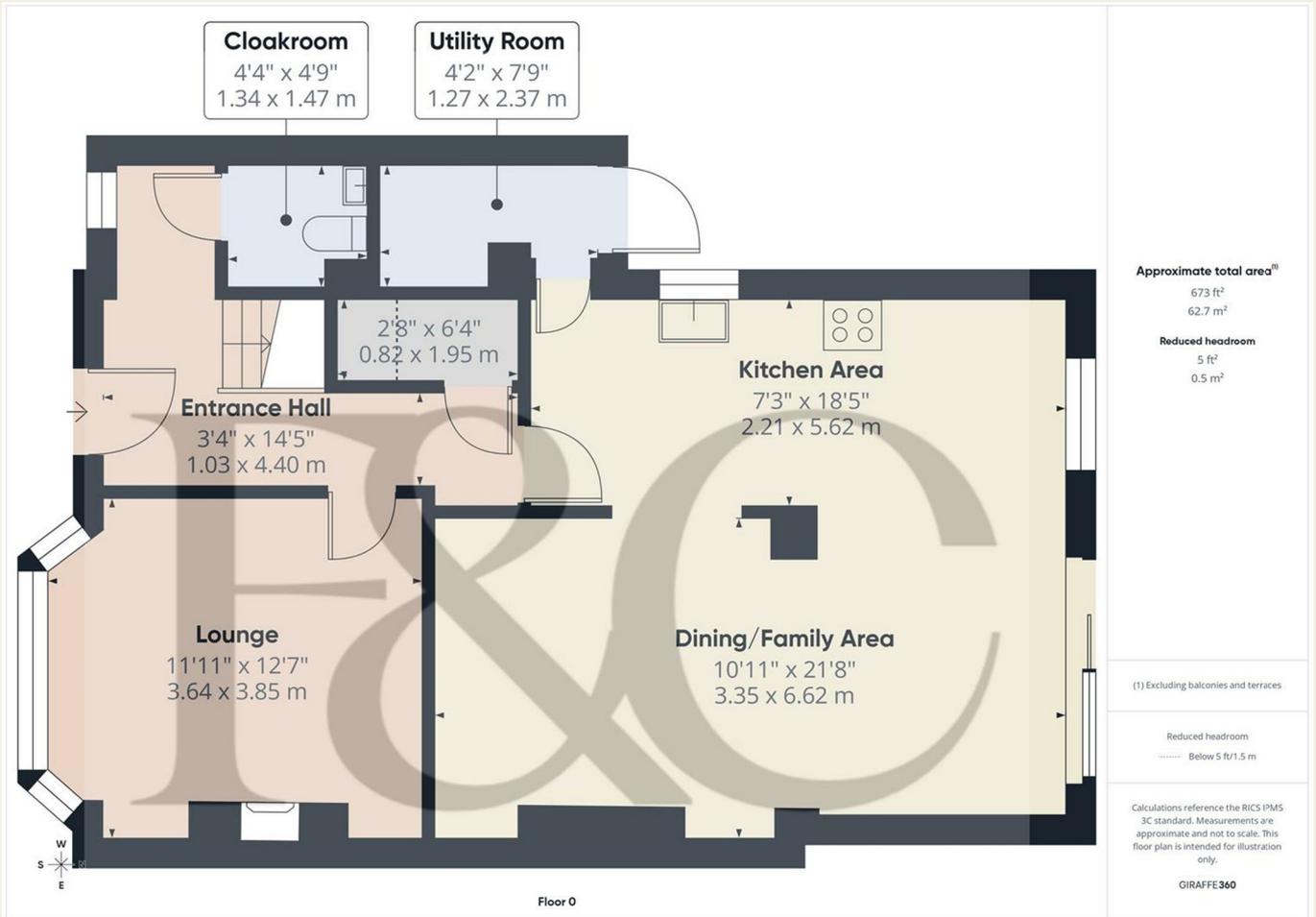


Small Timber Shed

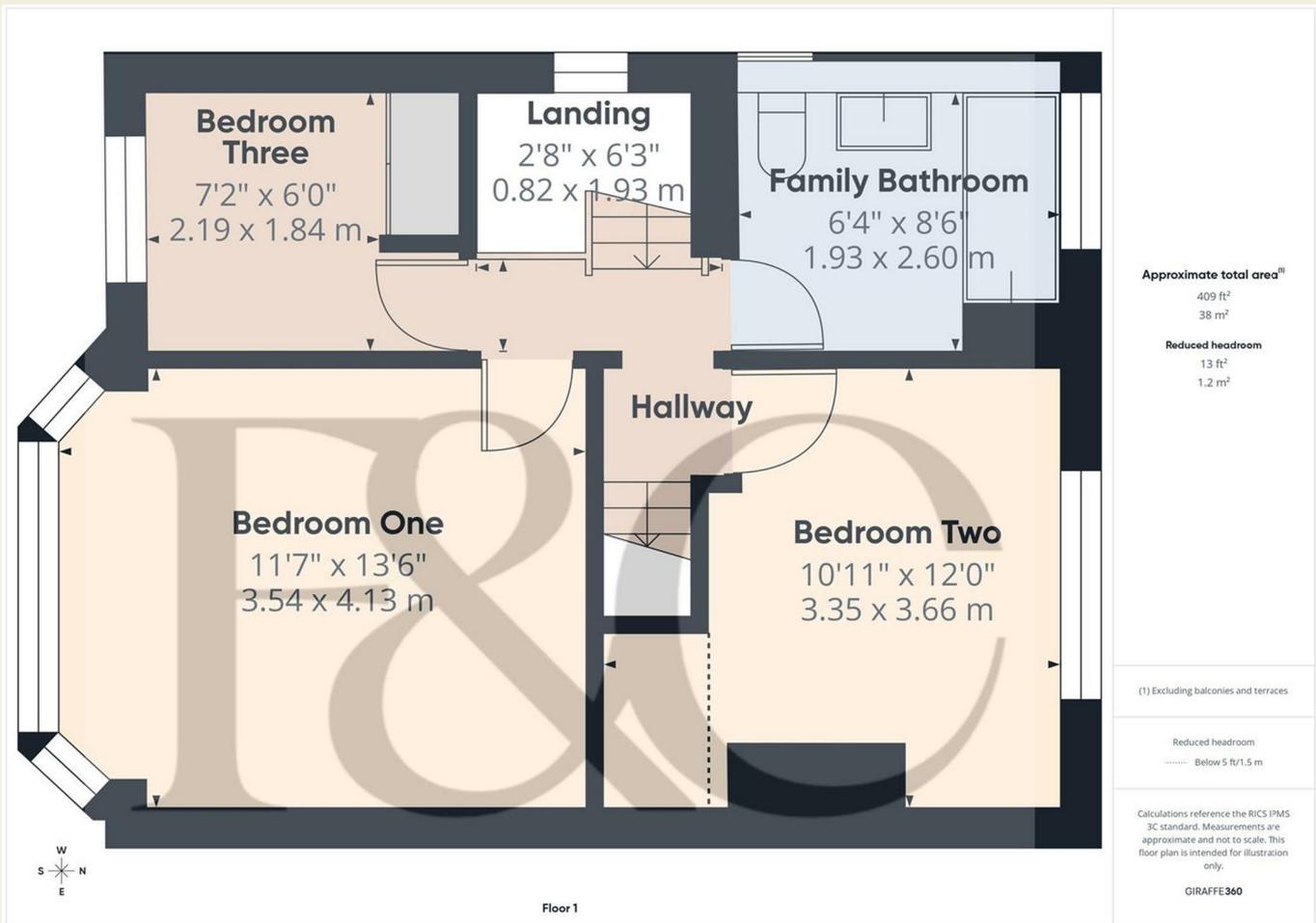
7" x 5" (2.13m' x 1.52m')

Measuring approximately 7" x 5".

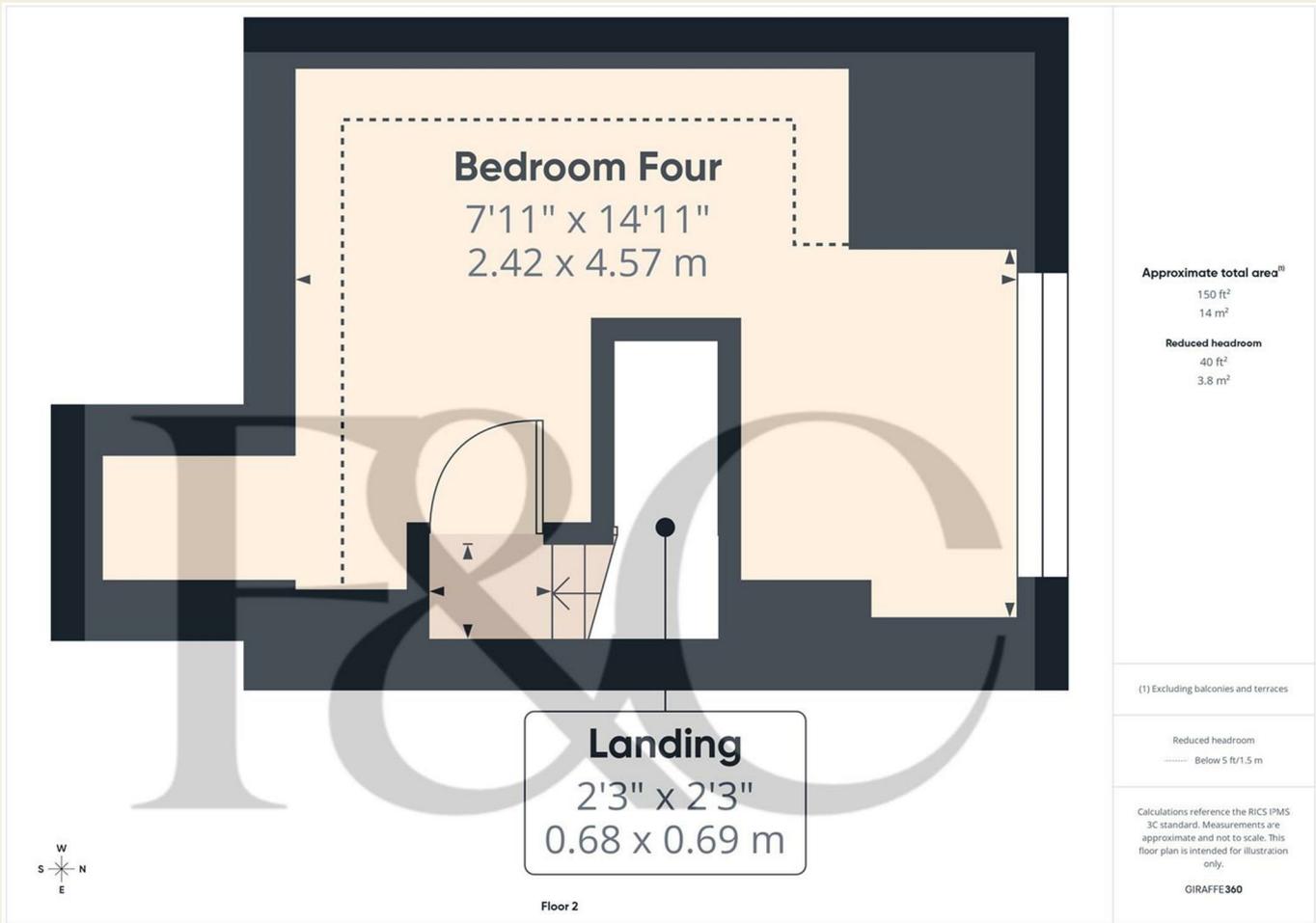
Council Tax Band D



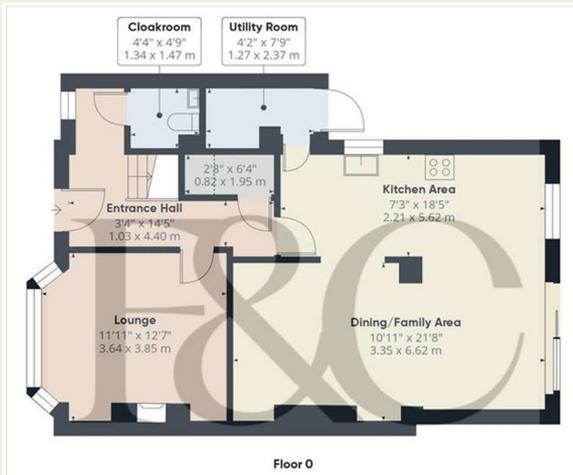
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



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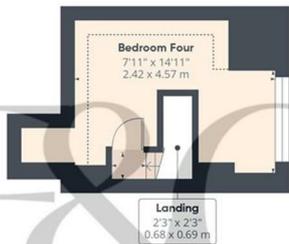
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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
 1232 ft²
 114.7 m²
 Reduced headroom
 58 ft²
 5.4 m²

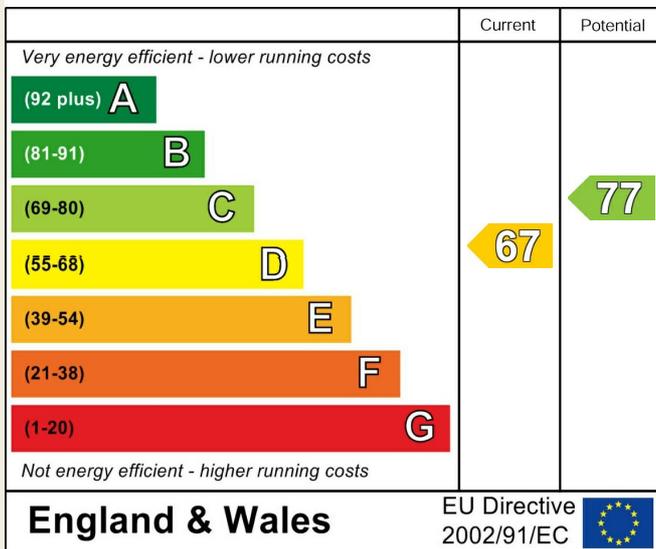
(1) Excluding balconies and terraces

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

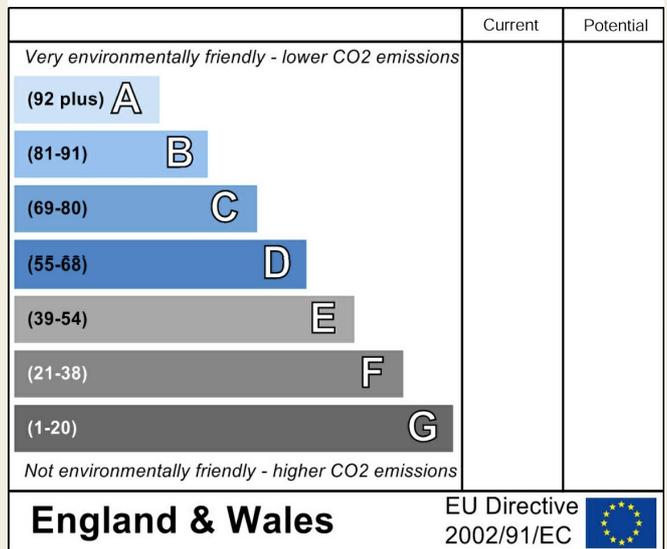
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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