

Woodlands Road

Allestree, Derby, DE22 2HH

John German





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Offers Over £310,000

An extended three-bedroom semi-detached featuring a stunning refitted dining kitchen, generous living room, ground floor WC, stylish first floor shower room. Extensive parking and detached garage, landscaped west-facing garden. Near Allestree Park, good schools, and excellent transport links.

John Coomes

Entrance to the property is via the spacious side entrance hall with stairs leading to the first floor and oak veneer doors leading off to the ground floor living spaces these are repeated throughout the house, wood effect flooring. To the front of the property is a very generous living room perfect for family gatherings, featuring a large bay window to the front, window to the side and an elegant polished stone fireplace with living flame fire.

To the rear is a spectacular refitted kitchen having been extended to create a fabulous open living and dining space full of natural light from French doors with full height side panels which provide a lovely view of the garden as well as direct access onto the rear patio. A side window overlooks the driveway with a part glazed side entrance door, vertical radiator, ceiling spotlighting and wood effect flooring.

The kitchen area is fitted with a stylish range of base and eye level units with under unit lighting, black hardware and quartz worktops, matching central island and breakfast bar with inset double sink and boiling water tap, integrated fridge, freezer, dishwasher, washing machine and tumble dryer, eye level double oven, four ring induction hob with extractor hood over.

The ground floor guest WC is fitted with a low flush WC and vanity washbasin with storage beneath, window to the rear, wood effect flooring.

On the first floor a central landing has a window to the side and a built-in storage cupboard. Oak veneer doors lead to three well proportioned bedroom and to the refitted shower room comprising walk-in double shower with waterproof PVC wall panelling and a vanity wash basin with storage beneath, window to the rear, chrome heated towel rail. There is also a first floor WC.

Outside the property is set well back from the road behind a low boundary wall and a double width driveway providing ample parking including space for a motorhome or large van with access along the side of the property to the DETACHED SINGLE GARAGE. Gated access leads to a fully enclosed rear garden which is west facing to catch the best of the sunshine throughout the day and into the evening, enjoying a good degree of privacy having been landscaped to include an extensive split level patio leading onto a well kept lawn with low maintenance and partly raised gravelled borders.

Woodlands Road is conveniently situated for access to local amenities including shopping at nearby Blenheim Drive and Park Farm Centre, local schools, the University, public transport routes, recreational facilities including Allestree Park and Nature reserve and useful road links via the A6, A52, A38 and A50 networks giving access to the M1.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

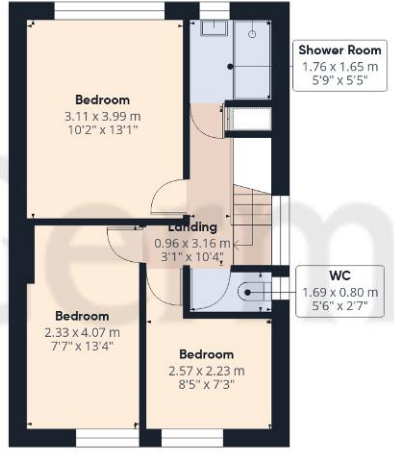
Our Ref: JGA/13042026







Ground Floor



Floor 1



Approximate total area⁽¹⁾

88.1 m²
947 ft²

Reduced headroom

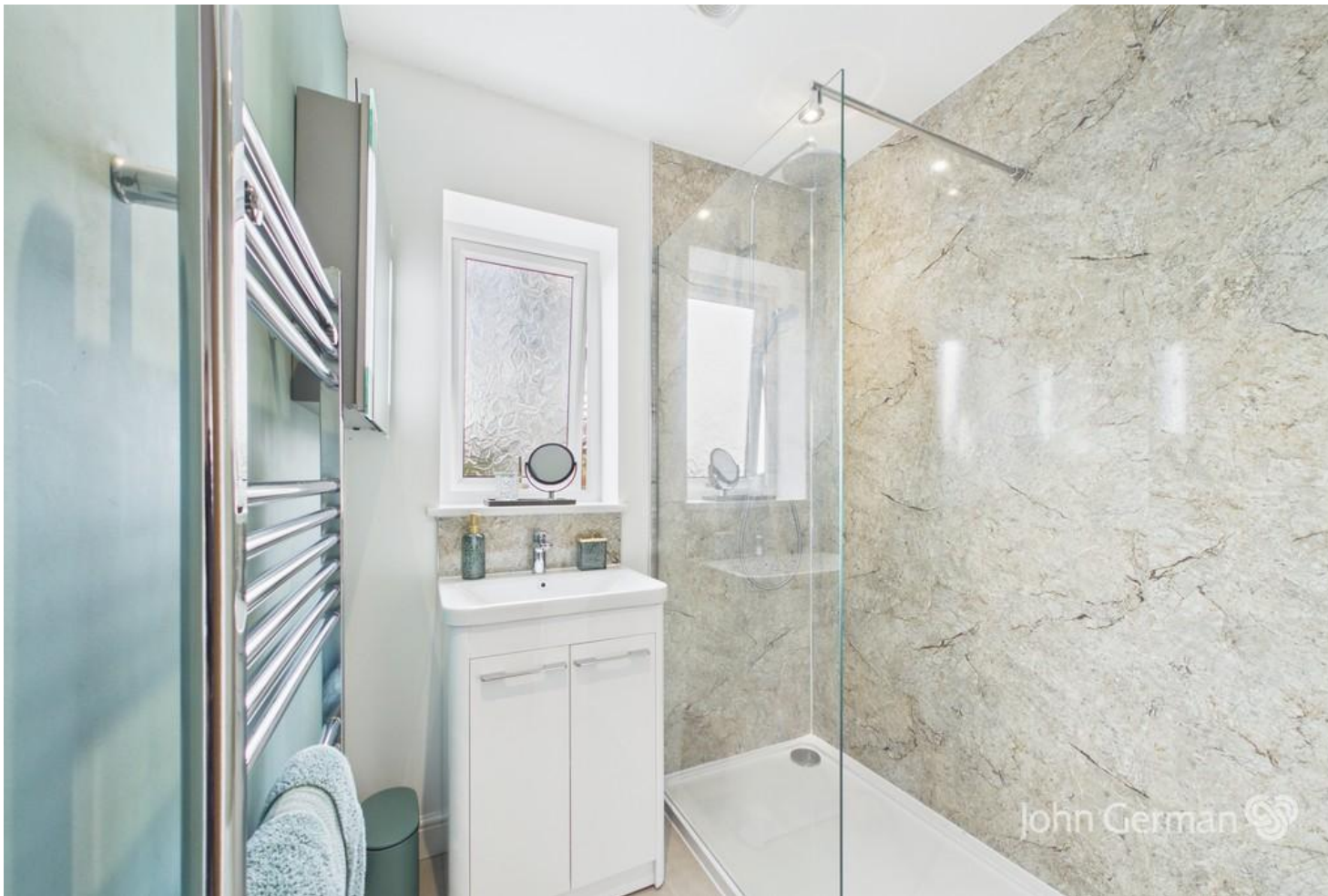
0.6 m²
7 ft²

(1) Excluding balconies and terraces

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

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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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

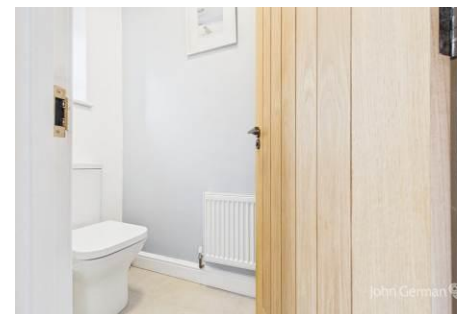
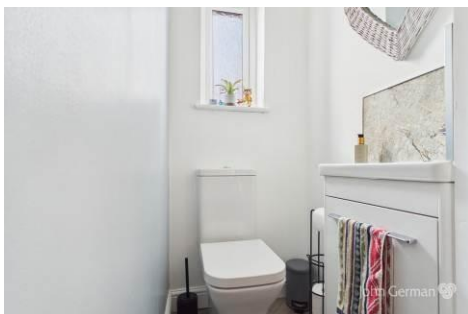
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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