Portreath Drive

Allestree, Derby, DE22 2BH

Offering lots of potential, located in the sought-after area of Allestree, this traditional semi is just a short walk from highly regarded schools & Park Farm Shopping Centre. Offering two generous reception rooms, kitchen, three bedrooms and a family bathroom. Great potential to create a superb family home.

£240,000

John German

This lovely bay fronted traditional home requires refurbishment throughout, sat on a good sized plot with generous rooms and an excellent layout. UPVC double glazing throughout, with entrance to the property via a bright and spacious entrance hall with stairs rising to the first floor, under stairs storage and doors leading off to the ground floor living spaces.

To the front is a bay fronted living room with a feature fireplace and an oak surround, marble back and hearth. To the rear is a second generous reception room to the rear with patio doors overlooking the garden.

The kitchen is fitted with a range of base and eye level units with roll edge worksurfaces, inset stainless steel sink unit with mixer tap, fully tiled walls, space for a cooker and washing machine, window to the rear and a matching side entrance door.

On the first floor stairs lead to central landing with doors leading off to three bedrooms, two of which are doubles and one single, and to the family bathroom fitted with a panelled bath and pedestal washbasin, built-in airing cupboard, window to the rear and a separate WC, window to the side.

Outside, the property is set back from the road in a slightly elevated position behind a front garden which needs cutting back. The driveway to the side provides off road parking as well as access to the rear garden where there was once a garage and the concrete base is still there providing opportunity to replace it. The garden is again overgrown at present but is an excellent size with a paved patio area adjacent to the house.

The location of Portreath Drive is highly desirable. Residents appreciate being within walking distance to the local amenities within the village, including shops, cafes, and health services. For commuters, the property gives easy access to major road networks, including the A38, A6, and A52, facilitating travel to Derby city centre and beyond with a regular bus service at hand. Nature lovers will delight in the proximity to the beautiful Markeaton Park and Darley Park, offering vast green spaces for recreation, walks, and family outings.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.
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: Standard
Parking: Driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC
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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA23062026

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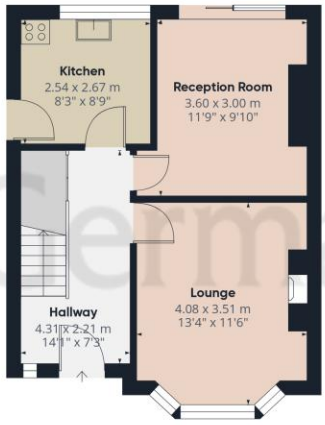
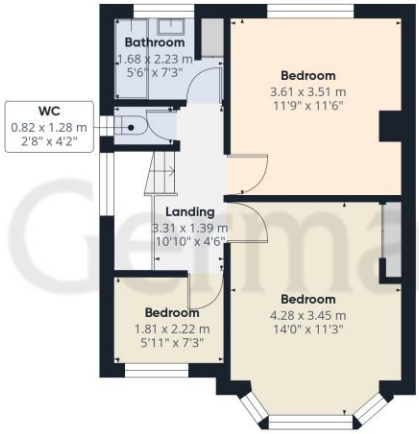


Ground Floor



Floor 1

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Approximate total area(1)
80.5 m²
865 ft²

(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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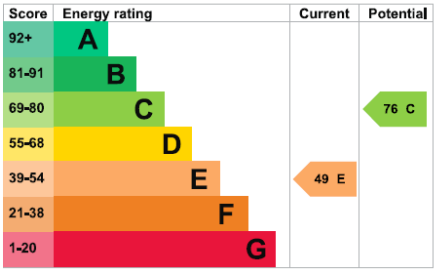

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