Fletcher & Company

87 Birchover Way, Allestree, Derby, DE22 2QH

Offers Around £310,000

Freehold

- Beautiful Detached House
- Lounge With Log Burning Stove
- Dining Room & Conservatory
- Quality Fitted Kitchen Installed By The Current Owners
- Three Bedrooms
- Family Bathroom With Modern Suite
- Driveway - Four Car Standing Spaces
- Garage & Workshop/Store
- Delightful Enclosed Landscaped Garden
- Viewing Essential

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Summary

VIEWING A MUST - This well-appointed three bedroom detached home on Birchover Way offers a perfect blend of comfort and style.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, featuring dual aspect windows that flood the room with natural light, complemented by a charming log burning stove, perfect for family evenings. The dining room seamlessly connects to a delightful conservatory, providing views and access to the enclosed rear garden and patio areas.
A real feature is the modern and comprehensively fitted kitchen, recently installed by the current owners, and having a Quartz worksurface and modern integrated appliances.

The property comprises three well-proportioned bedrooms, each offering ample space for family living. The second and third bedrooms enjoy far-reaching views over Allestree and countryside beyond. The family bathroom is conveniently located to serve all bedrooms and comprises a modern three piece white suite. The house has UPVc double glazed window throughout, some of which have been installed by the current owners as part of a modernisation program, together with a combination boiler serving gas central heating and hot water.

Outside, an extensive driveway to the front and side provides off road parking for several vehicles. This leads to a single garage with workshop behind.

The rear, enclosed garden enjoys a south westerly facing aspect with views over Allestree and surrounding countryside. An ideal space for Al Fresco living with a paved patio , additional feature decked patio at the bottom of the garden and a lawned garden, ideal for children.

The Location

This property is located in the heart of sought after Allestree within walking distance of Park Farm shopping centre, local schools and Derby City Centre. Also easy access to the A38, A6, A52, A50 and Derby Train Station linking London St Pancras and other major cities.

Accommodation

Ground Floor

Entrance Hall

6'7" x 5'6" (2.01 x 1.69)

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

Lounge

16'2" x 12'6" (4.94 x 3.82)

With a feature fireplace with stone hearth housing a cast iron log burning stove. There is a central heating radiator and a UPVC window to the side elevation and UPVC double glazed window to the front. An understairs cupboard provides excellent storage space. Double doors with half glazing open to the dining room.

Dining Room

14'11" x 8'2" (4.57 x 2.51)

Having been extended with a central heating radiator, a UPVC double glazed window to the side and double glazed sliding patio doors provide access to, and views of the rear conservatory.

Conservatory

8'6" x 7'1" (2.60 x 2.18)

Having a brick built base with UPVC double glazed windows and a UPVC double glazed door to the side providing access to the rear garden. There is a feature tiled floor and the conservatory provides views over the patio and garden beyond.

Fitted Kitchen

16'9" x 6'10" (5.12 x 2.09)

Recently refitted by the current vendors and comprising a range of quality base cupboards, drawers, eye level units and a larder unit with quartz work surface over and inset sink with feature antique brass mixer tap. Integrated appliances include a double electric oven, hob, dishwasher, refrigerator and freezer. There is a feature wood grain effect quality vinyl floor laid in a herringbone style, UPVC double glazed windows to the side and rear with fitted blinds and a UPVC double glazed door provides access to the side of the house. A new combination boiler is located in the larder unit.

First Floor

Landing

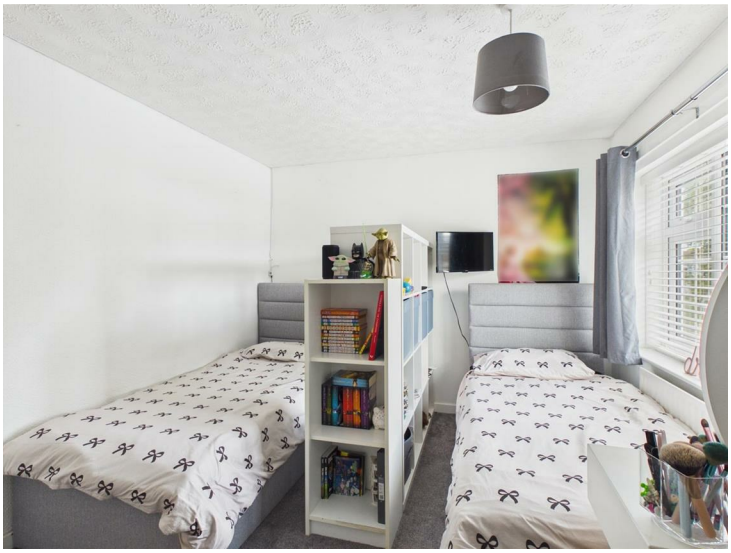
9'0" x 3'8" (2.75 x 1.13)

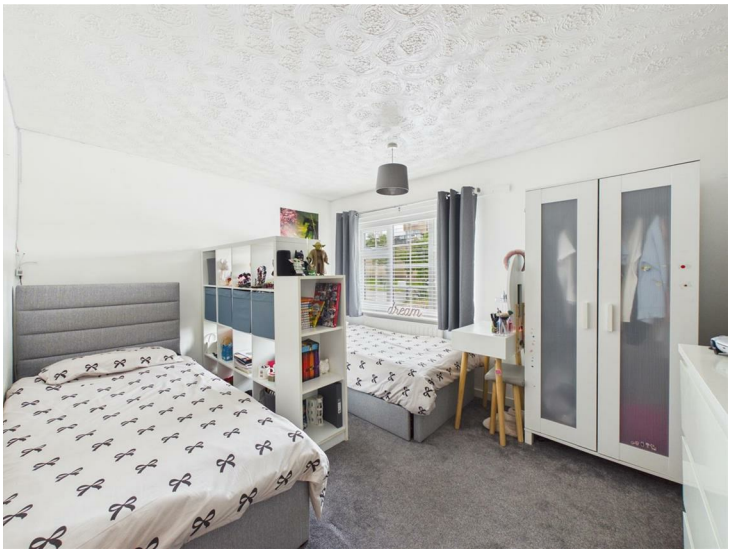
A spacious landing with a UPVC double glazed window to the side elevation with fitted blind and access is provided to the roof space, which has a light and some boarding.

Bedroom One

12'8" x 9'8" (3.87 x 2.97)

With a UPVC double glazed window with fitted blind, a central heating radiator and a useful over stairs cupboard which provides excellent storage space.





Bedroom Two

9'6" x 7'11" (2.92 x 2.42)

A double bedroom with central heating radiator and a UPVC double glazed bay window to the rear overlooking the garden and providing far-reaching views over Derby City and countryside beyond.

Bedroom Three

10'0" x 5'10" (3.07 x 1.80)

Having a central heating radiator and a UPVC double glazed window to the rear overlooking the garden and views.

Bathroom

5'9" x 4'10" (1.77 x 1.48)

Appointed with a modern, three piece, white suite comprising a panelled bath with marble effect panelling to the surround, a pedestal wash handbasin and a low flush WC. Having a wood grain effect quality vinyl floor, a central heating radiator and a UPVC double glazed window with obscure glass.

Outside

Outside ,, an extensive driveway to the front and side provides off road parking for several vehicles. This leads to a single garage with workshop behind.

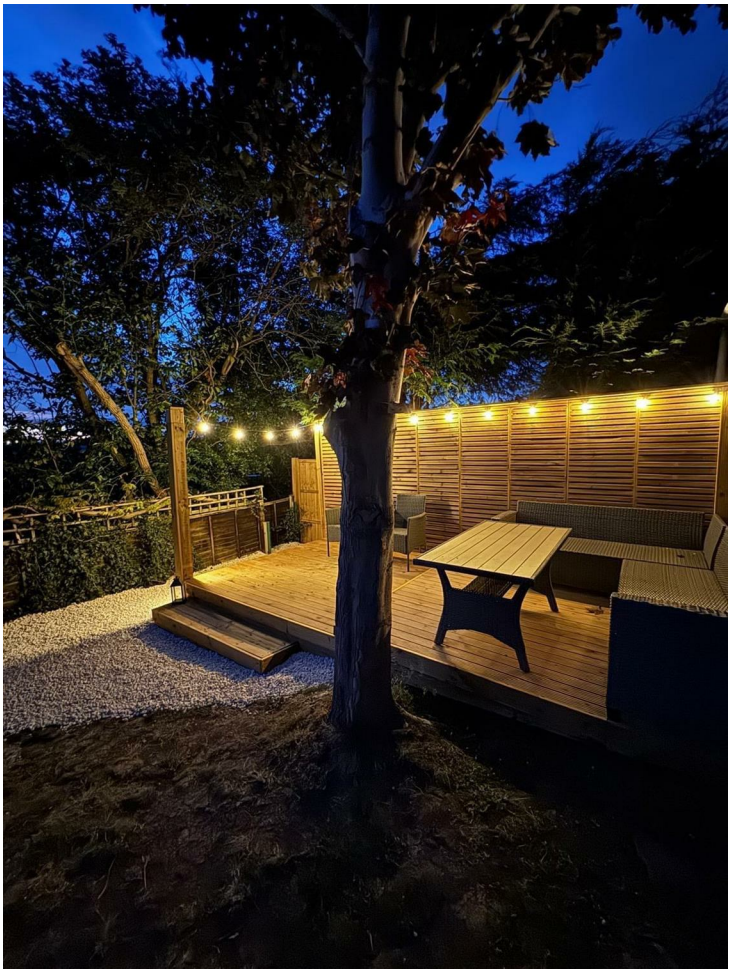
Single Garage and Workshop/Store

With light and power providing excellent storage space.

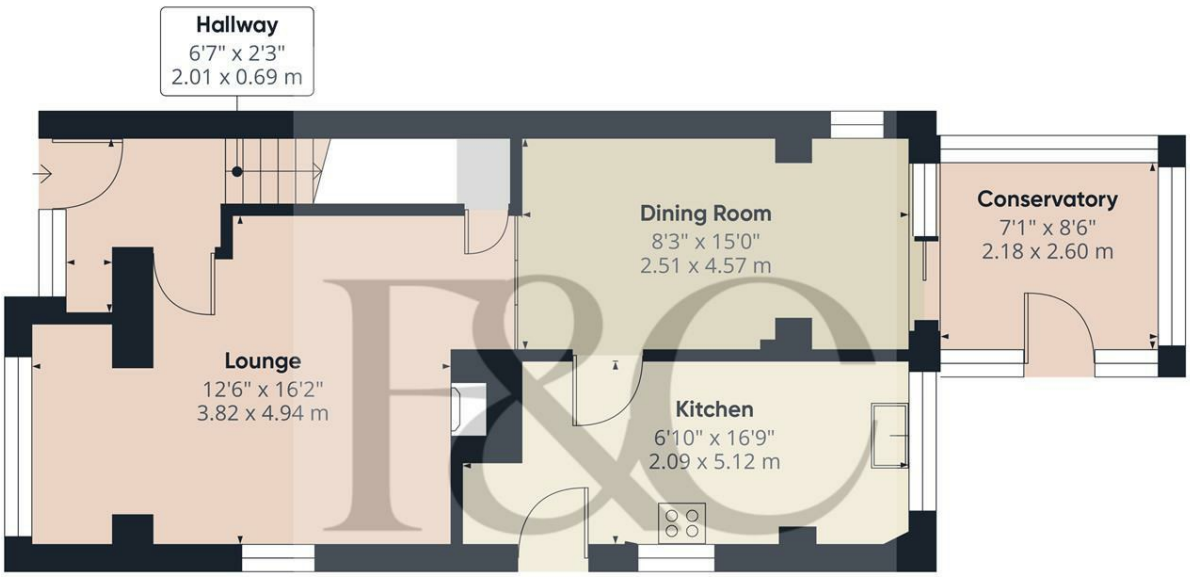
Rear garden

The rear, enclosed garden enjoys a south westerly facing aspect with views over Allestree and surrounding countryside. An ideal space for Al Fresco living with a paved patio , additional feature decked patio at the bottom of the garden and a lawned garden, ideal for children.

Evening Garden



Council Tax Band D



Floor 0

Approximate total area(1)

557 ft²

51.7 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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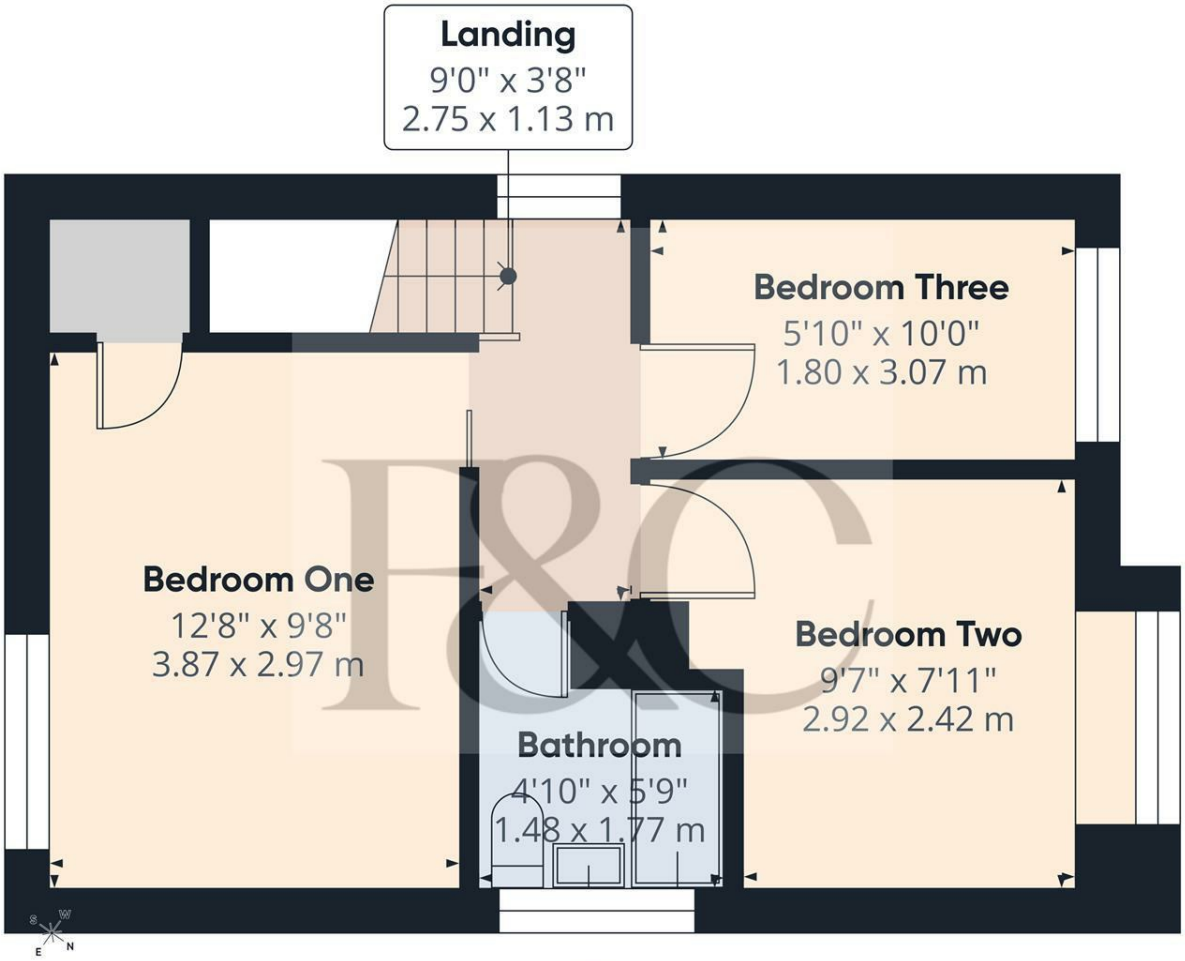

Floor 1

Approximate total area(1)

350 ft²

32.6 m²

(1) Excluding balconies and terraces

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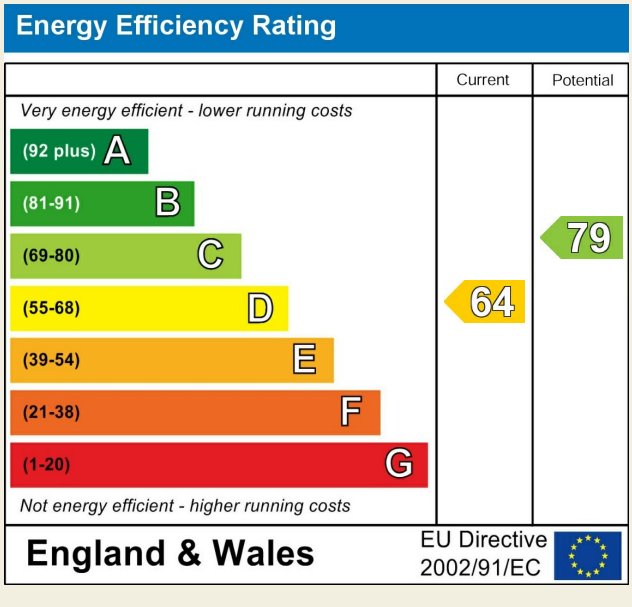

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Tenure: Freehold