

# Harewood Road

Allestree, Derby, DE22 2JN

John   
German






John German ©

# Harewood Road

Allestree, Derby, DE22 2JN

£369,500



**Beautifully presented throughout and set within a highly sought-after location. Spacious and versatile living with two reception rooms, conservatory, three double bedrooms, en-suite to master. Private landscaped garden, double driveway and excellent access to amenities, parks and transport links.**

Entrance to the property is via the composite entrance door opening into the entrance hall with stairs rising to the first floor and oak veneer doors leading off to the ground floor living spaces including the ground floor cloaks/WC. The cloakroom has useful hanging space for coats and room for shoe storage and is fitted with a concealed flush WC and vanity washbasin with built-in storage, window to the front.

The main living room features wood flooring and a feature fireplace with electric stove effect fire. Window to the front and French doors into the conservatory. The brick built conservatory with windows overlooking the garden, French doors and wood flooring, power and lighting connected.

The dining room also overlooks the front with under stairs storage and doorway into the kitchen. The kitchen overlooks the rear garden with direct access via a part double glazed rear entrance door and is fitted with a range of units with solid oak doors, under unit lighting and Corian worktops, one and a half bowl sink and glass splashbacks. Spaces have been created for a full range of appliances including a range cooker, American style fridge freezer and a dishwasher.

On the first floor stairs rise to the first floor landing with doors leading off two further really nicely proportioned double bedrooms and the master bedroom which is a lovely bright room with double aspect windows, fitted wardrobes and an en-suite shower room comprising low flush WC, pedestal washbasin and fully tiled shower enclosure, extensive additional tiling, window to the rear and chrome heated towel rail.

The family bathroom has been fitted with a three piece suite comprising low flush WC, pedestal washbasin and a "P" shaped panelled bath with shower over and a folding shower screen, extensive tiling, fitted mirror, window to the rear, skylight and chrome heated towel rail.

Outside, the property is set back from the road in a slightly elevated position behind a Mediterranean style front garden. There are two block paved driveways on either side of the property providing off road parking, the left hand side driveway provides access to the garage.

To the rear of the property is fully enclosed and sheltered creating a wonderfully private, Mediterranean styled garden. The garden has paved split level seating areas with flower borders and raised planters adding a touch of colour. This is a great garden for those who enjoy outdoor dining and possibly a cocktail or two with friends.

**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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**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:** 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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA17062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

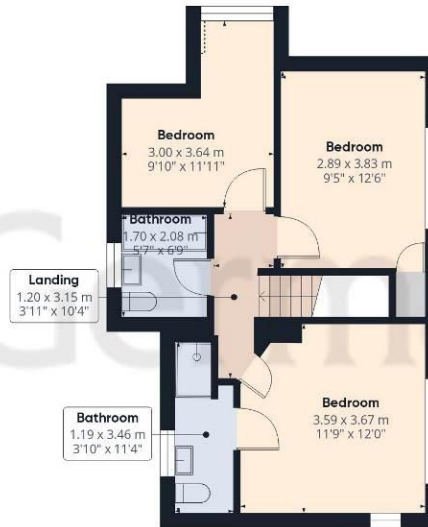
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> 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.







Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

112.5 m<sup>2</sup>

1212 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>

1 ft<sup>2</sup>

(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.

**GIRAFFE360**



### Agents' Notes

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. John German 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.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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 on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



