



### 3 Bed House - Semi-Detached

149 Portreath Drive, Allestree, Derby DE22 2SB

Price £275,000 Freehold



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**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Highly Appealing Family Semi-Detached Home
- Potential to Extend (Subject to Planning Permission)
- Gas Central Heating & Double Glazing
- Lounge, Dining Room, Kitchen
- Three Bedrooms, Family Bathroom
- Sunny Generous Garden
- Driveway & Detached Garage
- Well-Maintained Accommodation
- Close to Excellent Amenities in Allestree - Shops & Schools
- No Chain Involved

NO CHAIN - This highly appealing semi-detached house on Portreath Drive offers a wonderful opportunity for families seeking a comfortable home with potential.

One of the standout features of this property is the potential for extension, subject to planning permission, allowing you to tailor the home to your specific needs and preferences.

Situated close to excellent amenities, residents will enjoy easy access to local shops and services, making daily errands a breeze. The vibrant community of Allestree offers a delightful blend of convenience and tranquillity, ideal for family life.

Importantly, this property is offered with no chain involved, allowing for a smooth and efficient purchase process.

### The Location

The location is a very popular residential suburb of Derby approximately three miles from the city centre and provides an excellent range of local amenities including the noted Park Farm shopping centre, excellent local schools and regular bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park together with Kedleston Golf Course. Transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is convenient for Rolls Royce, University of Derby, Royal Derby Hospital and Toyota. For those who enjoy the outdoor pursuits, the nearby Derbyshire countryside provides some delightful scenery and countryside walks.

### Accommodation

#### Ground Floor

##### Entrance Hall

11'1" x 6'3" (3.38 x 1.92)

With entrance door, radiator, double glazed window and staircase leading to first floor.

## Lounge

12'9" x 10'11" (3.89 x 3.34)

With feature fireplace with surrounds with inset living flame gas fire and raised hearth, radiator, coving to ceiling, double glazed window with aspect to front, internal sliding doors giving access to dining room and internal panelled door giving access to entrance hall.



## Dining Room

10'5" x 9'1" (3.19 x 2.79)

With radiator, coving to ceiling, double glazed sliding patio door opening onto garden, internal sliding doors giving access to lounge and panelled door giving access to kitchen.

Please note, there is potential to knock the dining room into the kitchen if desired.



## Kitchen

10'4" x 8'1" (3.17 x 2.47)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, plumbing for automatic washing machine, electric cooker point, tile flooring, space for fridge/freezer, central heating boiler, double glazed window overlooking rear garden, radiator and side access door.



## Pantry Cupboard

With shelving.

## First Floor Landing

6'6" x 4'4" (2.00 x 1.33)

With double glazed window to side with quarry tiled sill and access to roof space.

## Bedroom One

12'9" x 10'3" (3.90 x 3.13)

With radiator, double glazed window with quarry tiled sill to front and internal panelled door.



### Bedroom Two

10'6" x 10'0" (3.22 x 3.07)

With built-in cupboard housing the hot water cylinder, radiator, double glazed window to rear with quarry tiled sill and internal panelled door.



### Bedroom Three

9'2" x 7'1" (2.81 x 2.17)

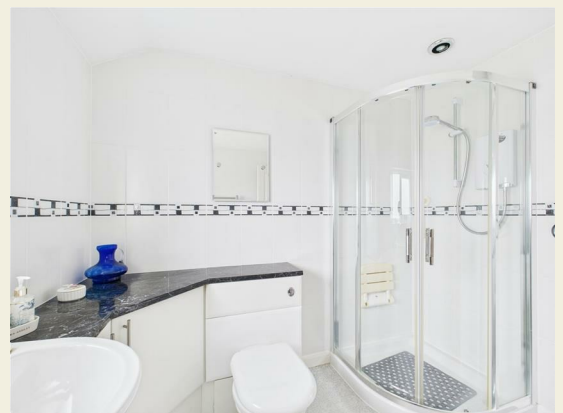
With radiator, double glazed window with quarry tiled sill to front, built-in storage cupboard and internal panelled door.



### Family Bathroom

8'2" x 6'11" (2.49 x 2.13)

With separate shower cubicle with electric shower, fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed obscure window to rear and internal panelled door.



### Front Garden

The property is set back from the pavement edge behind a lawned fore-garden with flower beds.



### Side Access

There is a driveway to the side of the property with side access gate which leads to a detached garage.

### Rear Garden

The property benefits from a private, warm, westerly facing, enclosed rear garden laid to lawn with a varied selection of shrubs, plants and is enclosed by fencing.



### Driveway

A driveway provides off-road car parking for several cars.



### Detached Garage

18'1" x 8'7" (5.52 x 2.64)

With power, lighting, up and over front door, rear window and side personnel door.



### Outside Store

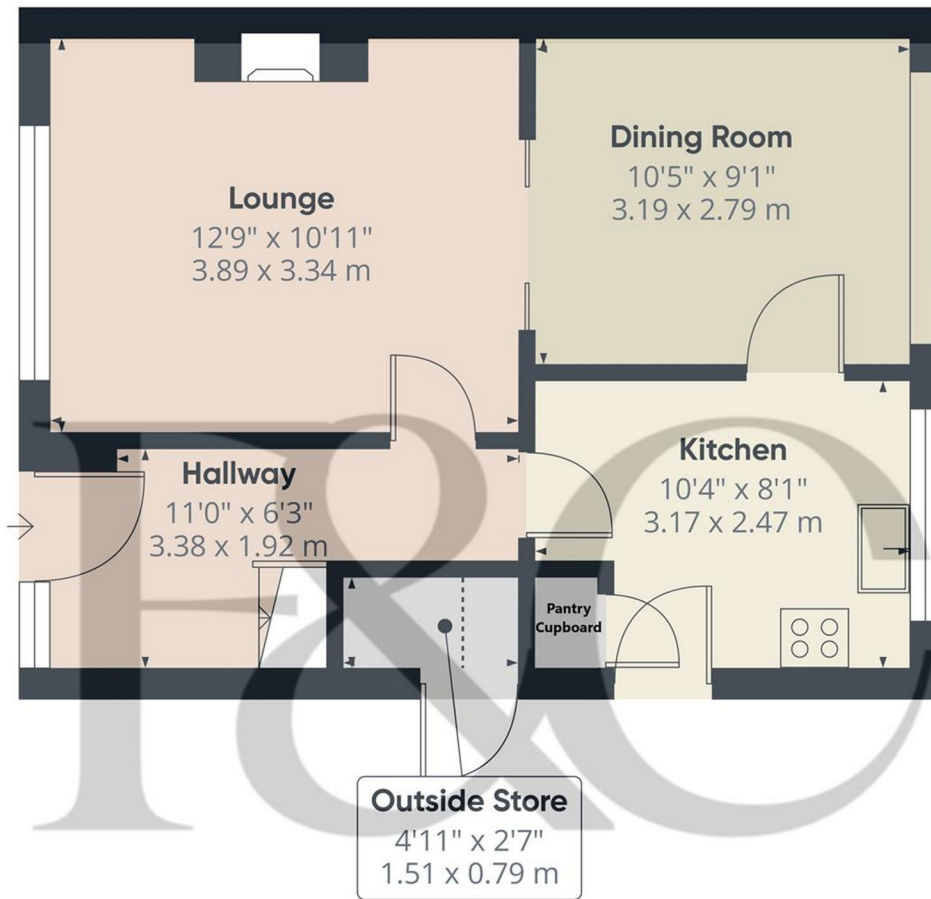
4'11" x 2'7" (1.51 x 0.79)

Providing storage with shelving.



### Council Tax Band - C

Derby City



Floor 0 Building 1

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

402 ft<sup>2</sup>  
37.3 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

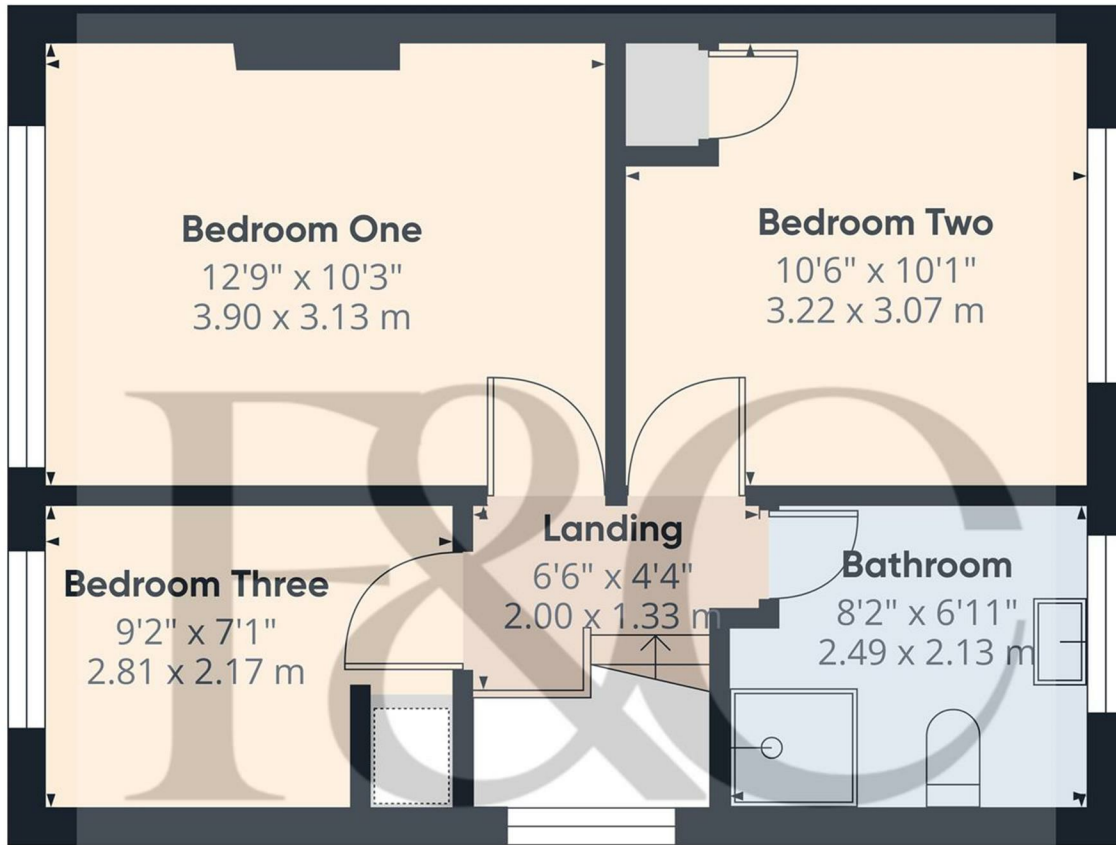
**Reduced headroom**

..... 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.

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Approximate total area<sup>1)</sup>  
370 ft<sup>2</sup>  
34.4 m<sup>2</sup>

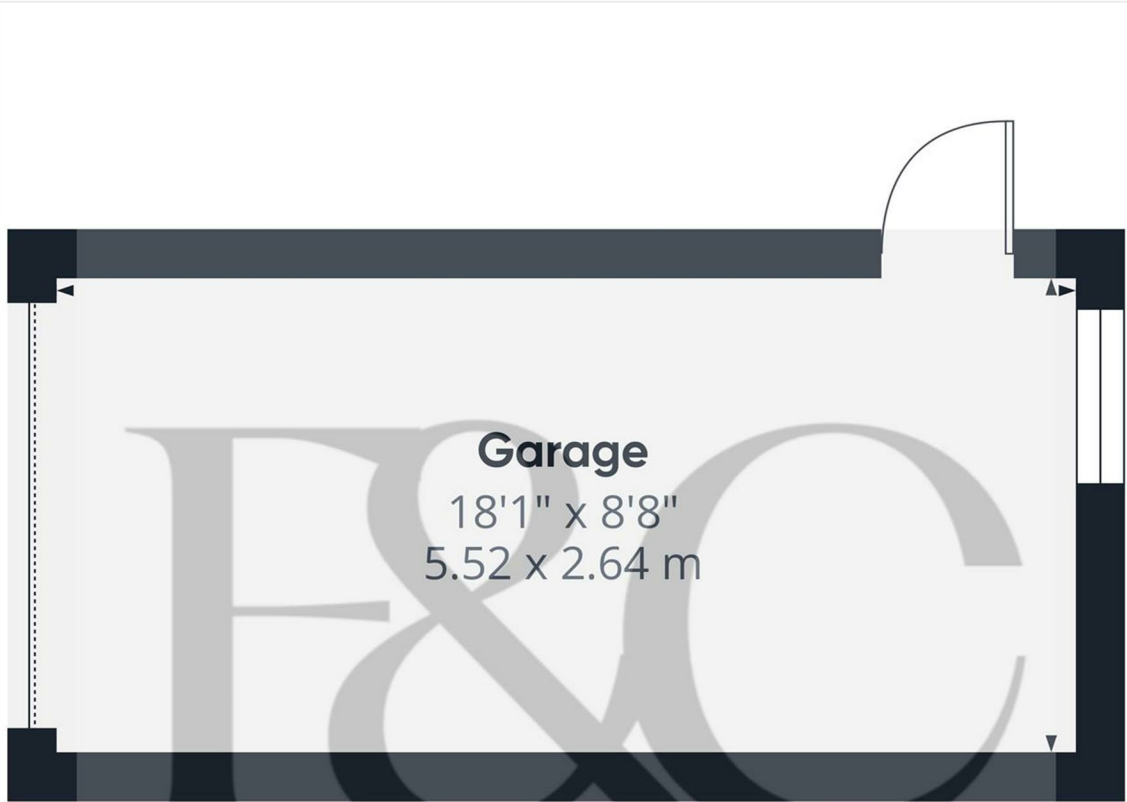
(1) Excluding balconies and terraces

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Floor 1 Building 1

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Approximate total area<sup>(1)</sup>  
157 ft<sup>2</sup>  
14.6 m<sup>2</sup>

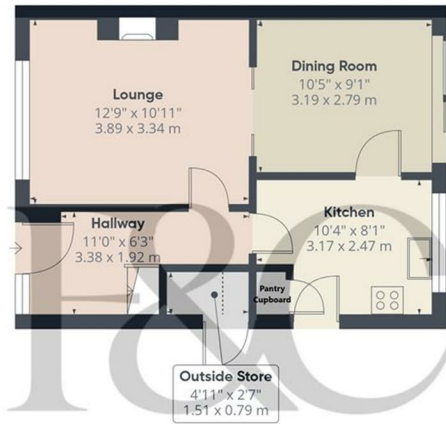
(1) Excluding balconies and terraces

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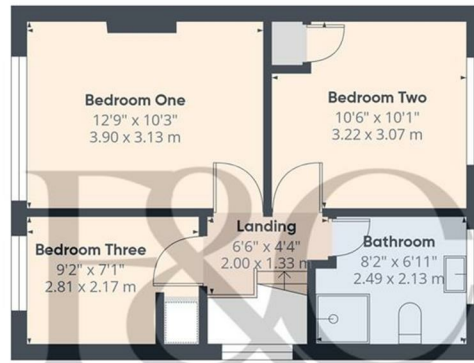
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Floor 0 Building 2

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

929 ft<sup>2</sup>  
86.3 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(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.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>61</b>	<b>80</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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