

5 Poppyfields Meadow, Allestree, Derby, DE22 2NJ

Offers Around £729,950

Freehold



- Impressive Radleigh Built, Five Bedroom Detached
- High Specification Home
- Ideal for a Growing Family
- Very Spacious & Well-Proportioned
- Impressive Low Maintenance Garden
- Extensive Driveway & Double Garage
- Community Land for Use of Residents Only
- Highly Convenient Position
- Ecclesbourne School Catchment Area
- Viewing A Must





Summary

EECLESBOURNE SCHOOL CATCHMENT AREA - This is a fabulous, Radleigh built, extremely spacious and superbly appointed, five bedroom, executive detached residence occupying a quiet cul-de-sac location, tucked away off Kedleston Road.

The property is extremely well-appointed throughout and is ideal for a family. The accommodation features an entrance hall, fitted guest cloakroom, spacious lounge, dining room and fabulous L-shaped open plan dining kitchen with utility off. The first floor semi-galleried landing leads to a principal bedroom with en-suite shower room, the second double bedroom with en-suite shower room, three further bedrooms and their family bathroom.

There is an impressive rear garden with artificial lawn, extensive patio, decked outdoor dining area, mature trees and pleasant views. To the front of the property is a lawn fore-garden with block paved driveway providing off-road parking and access to an integral double garage with electric door.

F&C

The Location

The property's position offers easy access into Derby City centre and fabulous walks in and around the area towards Kedleston Estate. Poppyfields Meadow is part of Amber Valley and benefits from being located within Quarndon Parish. Schooling in the area consists of Portway and Lawn primary schools and Woodlands secondary school. Markeaton Park is close at hand as is Park Farm shopping centre. A further range of facilities are available at Blenheim Parade. There is a fabulous range of restaurants/gastro pubs in the area as well as a golf course at Kedleston.

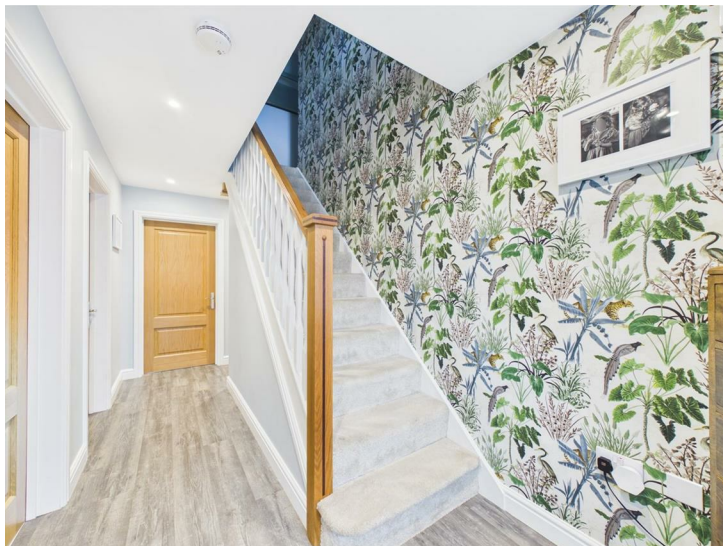
Accommodation

Ground Floor

Entrance Hall

15'7" x 6'3" (4.77 x 1.93)

A panelled and glazed entrance door provides access to hallway with central heating radiator, stylish wood effect flooring, recessed ceiling spotlighting, staircase to first floor and understairs storage cupboard.



Fitted Guest Cloakroom

5'10" x 4'6" (1.78 x 1.39)

Appointed with a stylish white suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, central heating radiator, recessed ceiling spotlighting and stylish wood effect flooring.



Lounge

16'7" x 11'5" (5.08 x 3.48)

Featuring a fireplace, central heating radiator and double glazed French doors to rear garden.



Dining Room

12'11" x 11'4" (3.96 x 3.46)

Having a central heating radiator, Amtico wood effect flooring and double glazed cant bay window to front.



Stunning Open Plan L-Shaped Living Kitchen

22'10" x 9'9" (6.97 x 2.98)



Lounge Area

With lounge area set within a wonderful spacious bay window incorporating multiple double glazed windows and French doors to garden, central heating radiator and wood effect flooring.



Kitchen Area

Comprising a good range of granite worktops extending to breakfast bar, matching upstands, inset sink unit with mixer tap, stylish gloss finish base cupboards and drawers, complementary wall mounted cupboards with down lighting, Smeg appliances including gas hob, extractor hood, double oven, microwave/grill, fridge freezer and dishwasher, recessed ceiling spotlighting, Amtico wood effect flooring and double glazed window to rear.



Utility

11'4" x 5'9" (3.46 x 1.77)

Comprising granite effect worktop with matching upstands, inset stainless steel sink unit, gloss finish base cupboard, complementary wall mounted cupboards, appliance space suitable for washing machine and tumble dryer, central heating radiator, wood effect flooring, panelled and glazed door to side and integral door to garage.



First Floor Landing

16'7" x 7'0" (5.06 x 2.15)

A semi-galleried landing with feature balustrade, central heating radiator, airing cupboard and double glazed window to front.



Principal Bedroom

16'1" x 11'2" (4.92 x 3.41)

Having an extensive range of fitted wardrobes with sliding mirrored doors, central heating radiator and double glazed window to front.



En-Suite Shower Room

8'6" x 5'8" (2.61 x 1.75)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, spacious walk-in shower cubicle, chrome towel radiator, shaver point, recessed ceiling spotlighting and double glazed window to side.



Bedroom Two

12'7" x 10'8" (3.86 x 3.27)

With fitted wardrobes, central heating radiator with sliding mirror doors and double glazed window to rear.



En-Suite Shower Room

7'5" x 5'9" (2.28 x 1.76)

Partly tiled and appointed with a low flush WC, vanity unit with wash handbasin and storage beneath, shower cubicle, chrome towel radiator, recessed ceiling spotlighting and shaver point.



Bedroom Three

10'11" x 9'3" (3.33 x 2.83)

Having fitted wardrobes with sliding mirrored doors, central heating radiator and double glazed window to front.



Bedroom Four

12'0" x 9'1" (3.67 x 2.77)

With fitted wardrobes with sliding mirrored doors, central heating radiator, double glazed window to rear and door to principal bathroom.



Bedroom Five

9'4" x 9'2" (2.85 x 2.80)

Having a central heating radiator and double glazed window to rear.



Principal Bathroom

8'5" x 7'6" (2.57 x 2.29)

A Jack and Jill style bathroom with access from both bedroom four and the landing. Partly tiled and appointed with a low flush WC, vanity unit with storage beneath, panelled bath, separate shower cubicle, chrome towel radiator, shaver point, spotlights to ceiling and double glazed window to side.



Outside

The property is set back from the road in this exclusive cul-de-sac behind a lawn fore-garden and extensive block-paved driveway providing ample off-road parking and access to an integral garage.

To the rear of the property is an extended patio which wraps around the bay and culminates in two seating areas. A gravel pathway intersects an artificial lawn and leads to a raised decked area with gazebo and a lower level seating area. There is a timber summerhouse. Access to the front is gained down the side of the property.

We would also point out that the property benefits from a nearby field which offers the residents exclusive rights for leisure activities.



Garage

16'2" x 15'9" (4.93 x 4.81)

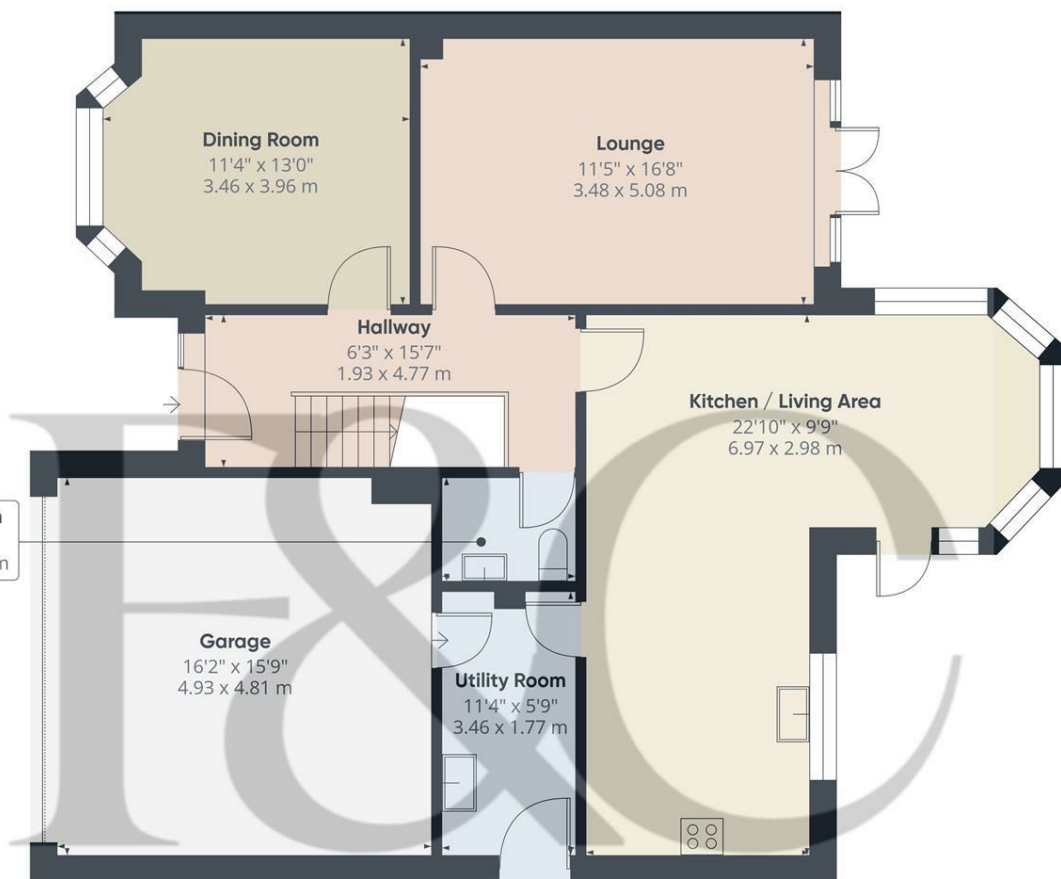
With remote up and over door, power and lighting.

Estate Management Fees

Please note, we have been informed by the vendor that there is an annual estate service charge of £400.29. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band G





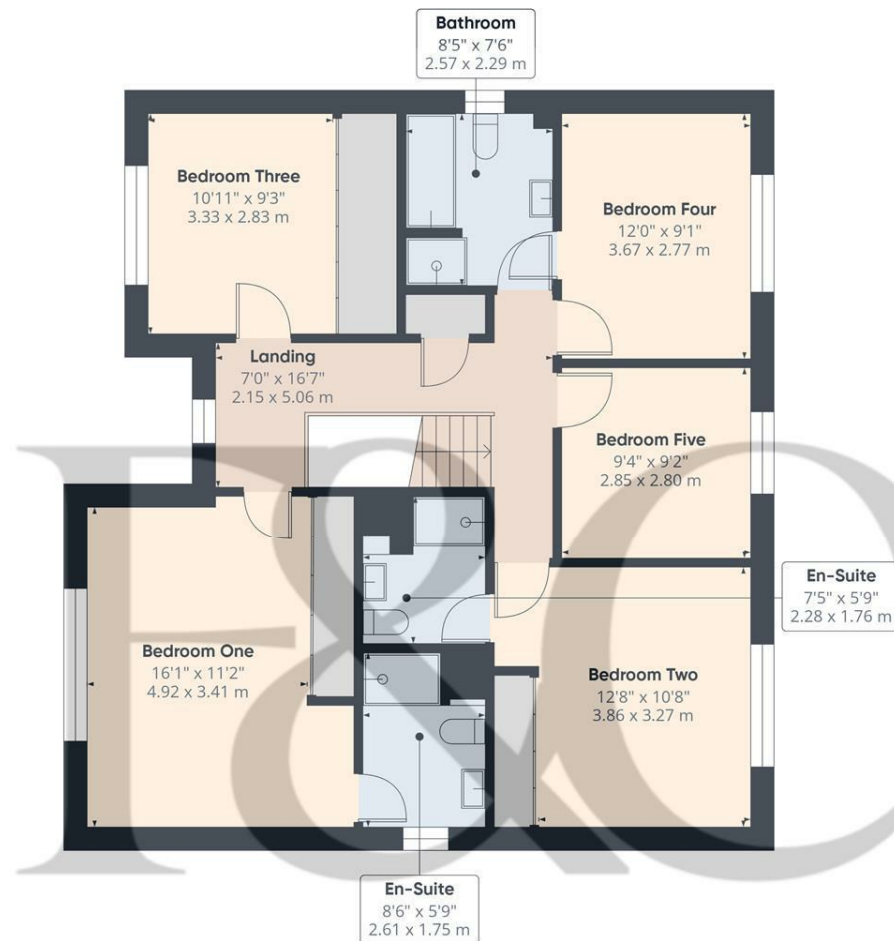
Floor 0

Approximate total area[®]
1108 ft²
102.9 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.

GIRAFFE360



Floor 1

Approximate total area[®]
968 ft²
90 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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Council Tax Band: G
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	