

Fletcher & Company

79 Derwent Avenue, Allestree, Derby, DE22 2DP

Offers Around £465,000

Freehold



- Ecclesbourne School Catchment Area
- Ideal For a Family - Detached House
- Generous Plot with Extensive Drive & Impressive Low Maintenance Garden
- Lounge & Garden Room
- Ground Floor Bedroom 5 / Study
- Impressive Open Plan Lounge/Dining/Kitchen
- Four Bedrooms & Two Bathrooms
- Spacious Accommodation
- Close To Allestree Park
- Viewing Essential - Potential To Extend (subject to planning permission)





Summary

ECCLESBOURNE SCHOOL CATCHMENT AREA - This is a spacious four/five bedroom, family home on a particularly impressive plot towards the head of this popular cul-de-sac location.

The property is set back behind an extensive tarmac driveway, providing off road parking for multiple vehicles.

To the side of the property, secure gates lead to a useful carport which in turn leads to a very generous garden which features patio areas, extensive artificial lawn, raised sleeper edged borders and a good degree of privacy.

The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge, feature fireplace, dining kitchen, conservatory and study/ground floor bedroom five.

The first floor accommodation leads to principal bedroom with en-suite shower room, three further bedrooms and main bathroom.

The property offers generous room proportions and potential to extend to the side or rear (subject to planning permission).

F&C

The Location

Located in Allestree, the property is within the noted Ecclesbourne School catchment and also within easy reach of reputable primary schools including Lawn, Portway and Walter Evans. Allestree is a popular suburb with shopping facilities at Park Farm and Blenheim Parade as well as along the A6. There is easy access into town with a regular bus service along the A6 into Derby City Centre and Belper. There are numerous parks within easy reach including Allestree Park and lake, Markeaton and Darley Park. There is easy access to excellent transport links.

Accommodation

Hallway

19'7" x 5'8" (5.97 x 1.74)

A UPVC double glazed entrance door provides access to the hallway with central heating radiator, staircase to first floor and useful understairs storage cupboard.



Guest Cloakroom

7'4" x 2'8" (2.26 x 0.83)

Comprising a low flush WC, wash handbasin, central heating radiator, picture rail and double glazed window to side.

Lounge

29'7" x 12'0" (9.03 x 3.67)

With a feature fireplace, central heating radiator, decorative coving, double glazed box bay window to front with bespoke shutters. Open plan to impressive dining kitchen.



Impressive Dining Kitchen

13'4" x 10'11" (4.07 x 3.34)

Featuring quartz preparation surfaces, tiled surround, inset one and a quarter stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, four plate induction hob with extractor hood over, built-in double oven, space for fridge freezer, further appliance space suitable for dishwasher and washing machine, feature tiled floor covering, wall mounted Worcester gas fired boiler, stylish floor to ceiling central heating radiator, recessed ceiling spotlighting, two double glazed windows to rear, panelled double glazed door to side and further double glazed French doors to garden room.



Garden Room

18'6" x 10'0" (5.65 x 3.06)

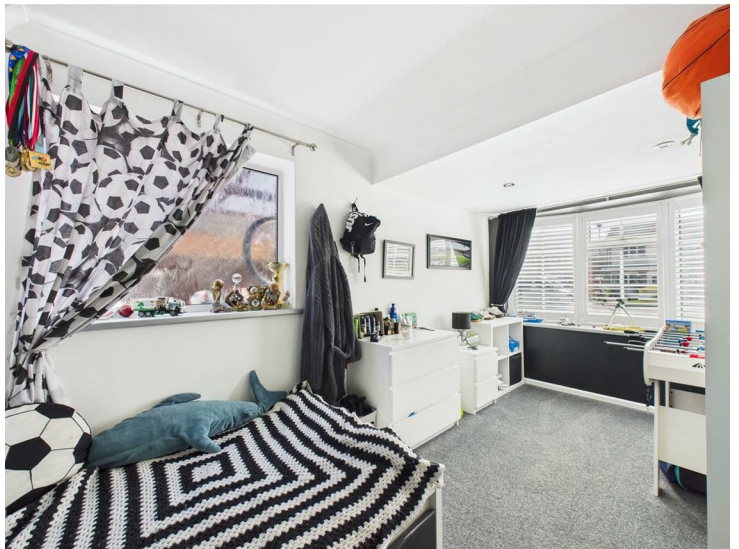
This is a pleasant, further seating area with underfloor heating and views over the garden which is accessed by French doors.



Study/Ground Floor Bedroom 5

16'0" x 7'11" (4.90 x 2.42)

With central heating radiator, decorative coving, recessed ceiling spotlighting, double glazed window to side and bow bay window to front with bespoke shutters.



First Floor Accommodation

Landing

8'9" x 5'6" (2.69 x 1.69)

Providing access to loft space (which has been professionally boarded from end to end and provides excellent storage) and airing cupboard.

Principal Bedroom

12'4" x 11'2" (3.78 x 3.41)

With central heating radiator, built-in wardrobe, recessed spotlighting, decorative coving and double glazed window to front and side.



En-Suite Shower Room

5'2" x 5'1" (1.58 x 1.56)

Comprising low flush WC, wash handbasin, shower cubicle, chrome towel rail/radiator and double glazed window to side.



Bedroom Two

12'2" x 11'11" (3.71 x 3.64)

With central heating radiator, built-in wardrobe, decorative coving and double glazed window to front.



Bedroom Three

10'9" x 9'1" (3.28 x 2.77)

With central heating radiator, built-in wardrobe and double glazed window to rear.



Bedroom Four

8'0" x 8'0" (2.45 x 2.44)

With central heating radiator and double glazed window to rear.



Bathroom

8'9" x 7'3" (2.67 x 2.23)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin with cupboard beneath, panelled bath, separate shower cubicle, chrome towel rail/radiator, recessed ceiling spotlighting, professionally fitted blue tooth speaker and two double glazed windows to rear.

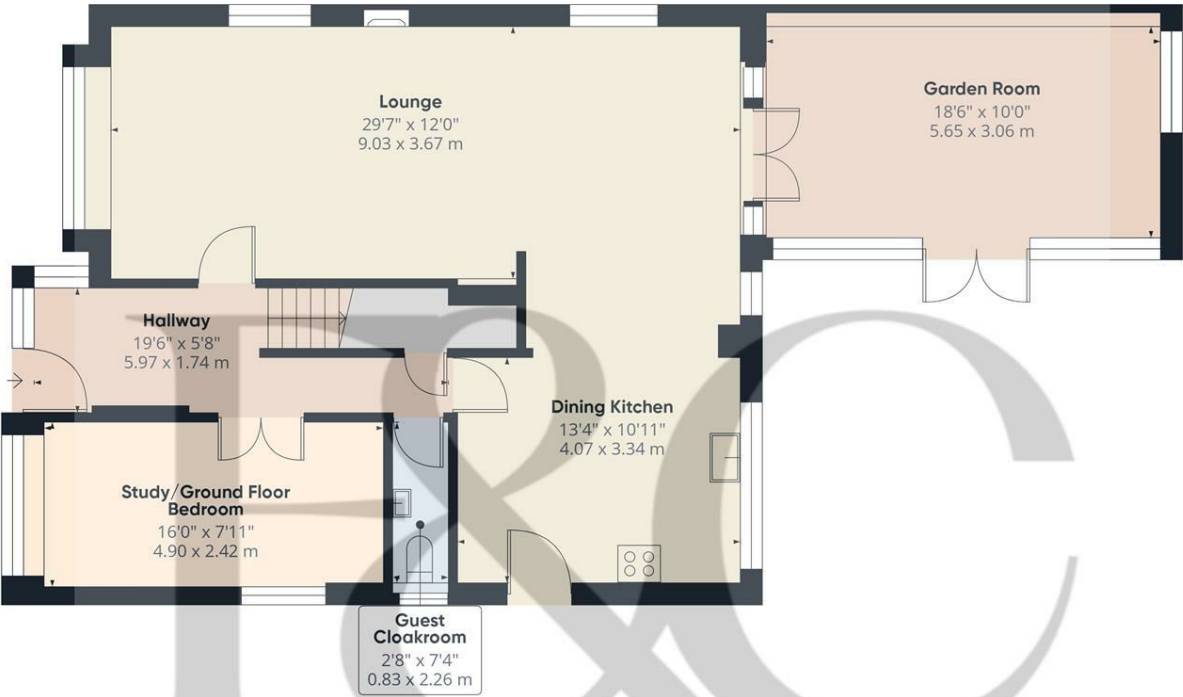


Outside

The property is tucked away towards the bottom of Derwent Avenue, set back behind a generous, mainly tarmacadam driveway providing off road parking for several vehicles with gates to the side giving access to useful carport/covered area. To the rear of the property is a generous garden featuring two patios, sleeper edged borders/beds containing plants and shrubs, an artificial lawn and a good degree of privacy. The garden is surrounded by timber fencing.



Council Tax Band E



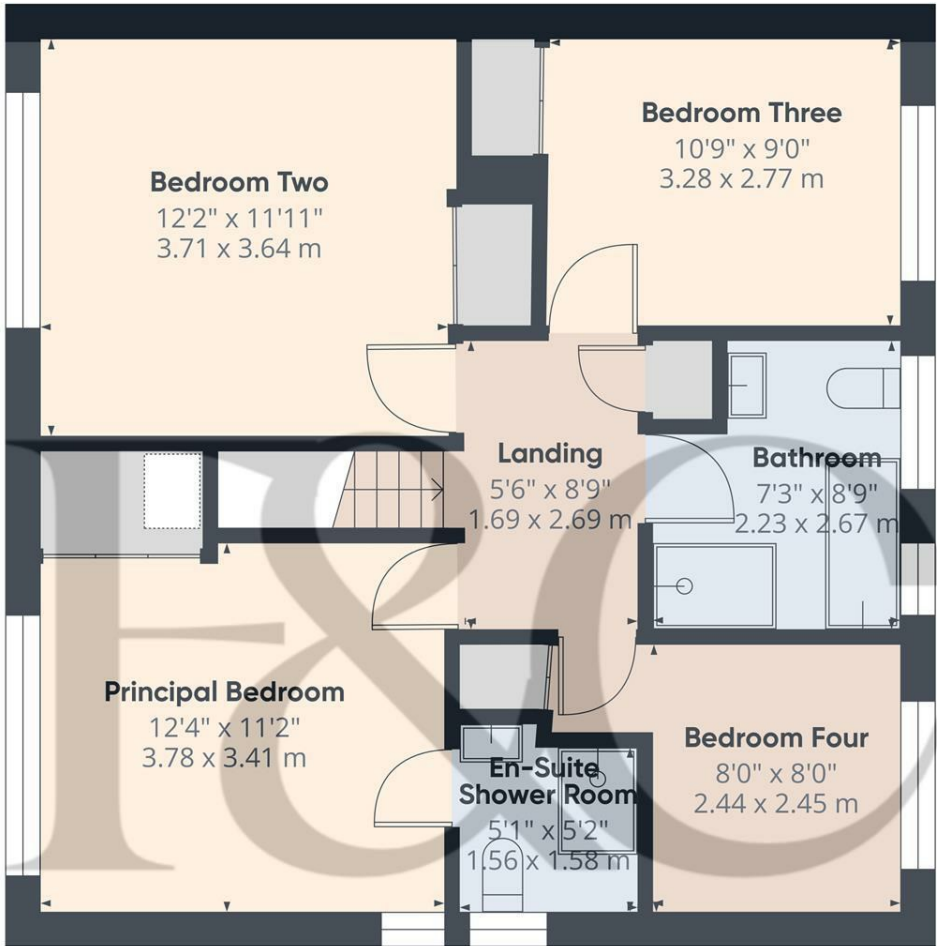
Floor 0

Approximate total area^m
1010 ft²
93.8 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^m
643 ft²
59.7 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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 	

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Council Tax Band: E
Tenure: Freehold

