



5 Bed House - Detached

Plot 9, Allestree Firs Woodlands Road, Allestree, Derby DE22 2HH

Price £925,995 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

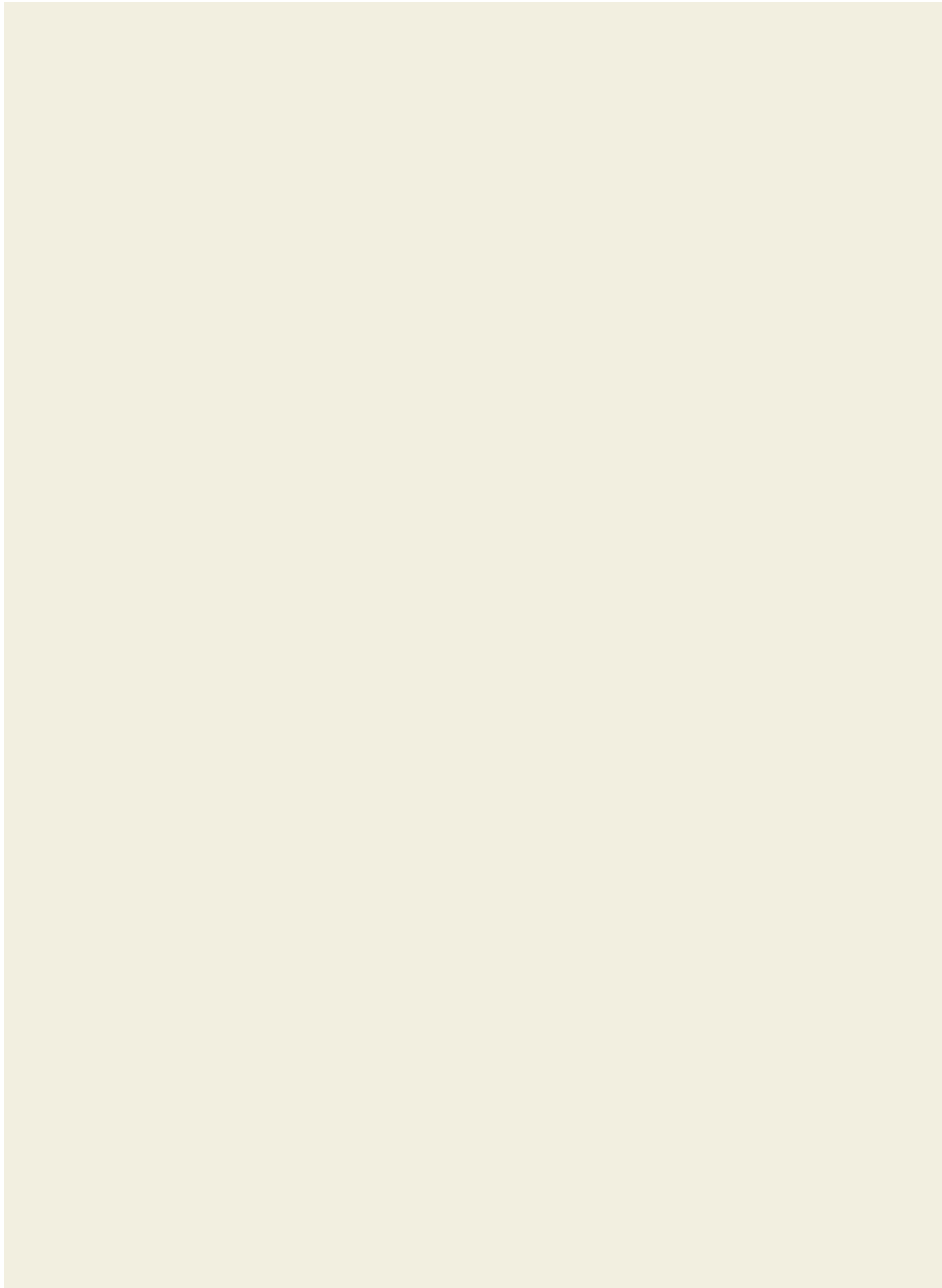
- Striking Home Offering Generous Space and a Well-Balanced Layout - 10 Year Warranty
- Snug & Family/Office
- Kitchen/Diner with Open Plan Living Room
- Five Bedrooms with Two Dressing Rooms
- Three En-suites & Family Bathroom
- South Facing Landscaped Front & Rear Gardens
- Generous Driveway - 4 Cars & Double Garage
- Exclusive Cul-de-Sac Location Close to Allestree Park
- Quick access to Duffield, Quarndon & Kedleston Golf Club
- December 2026 Estimated Completion - Built by Casamia Homes

The Nordmann is a striking five-bedroom, three-storey home offering generous space and a well-balanced layout. It features a spacious open-plan kitchen, dining and living area, with two large additional reception rooms for flexible use as a snug, formal lounge, playroom or home office. Upstairs, four well-sized bedrooms include a principal suite with dressing room and en-suite, alongside a family bathroom, while the top floor provides a private bedroom suite with its own dressing area and en-suite, creating a versatile and comfortable family home. Externally, a large private driveway leads to a detached double garage.

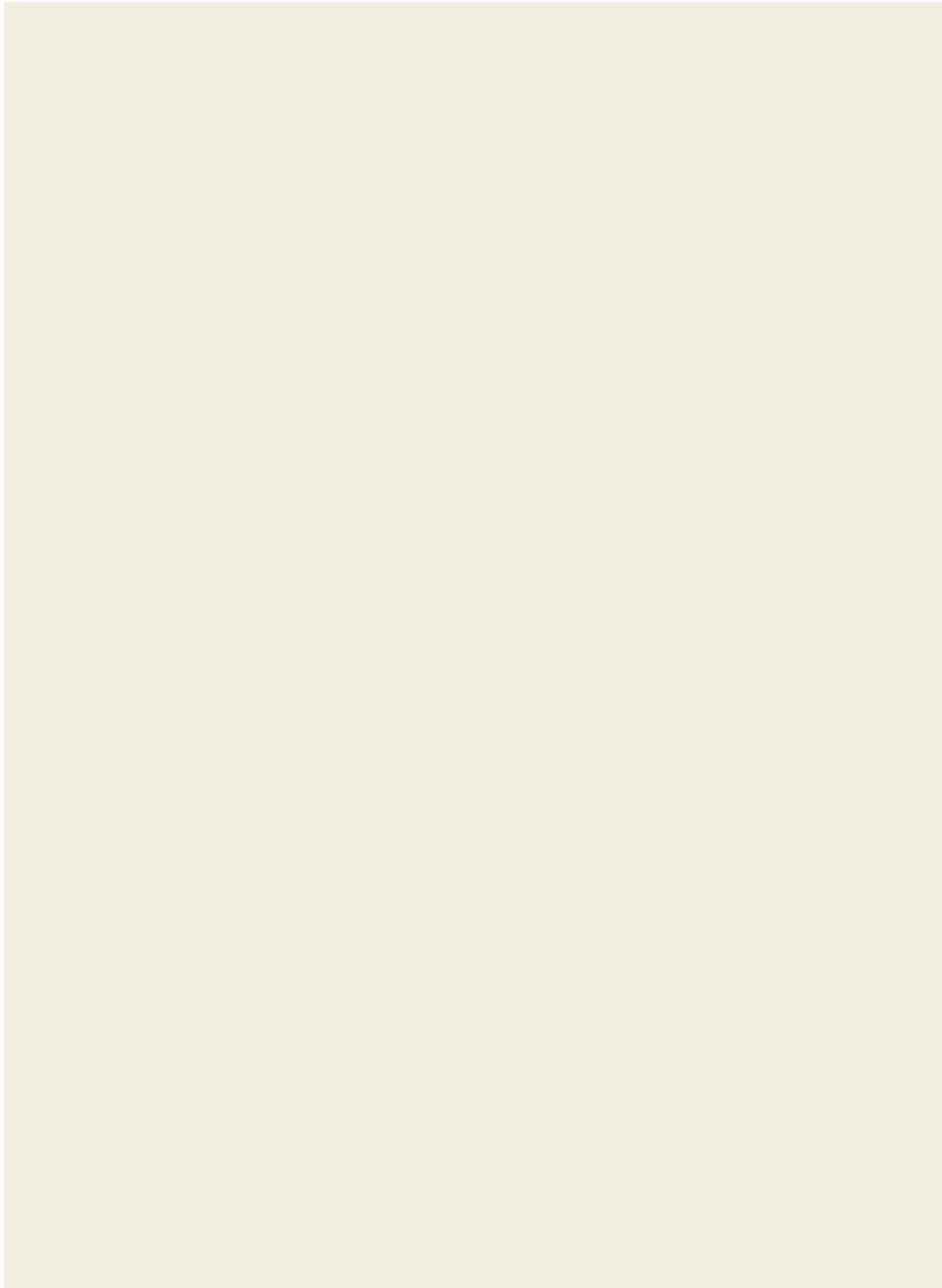
Allestree is a very popular residential suburb of Derby, approximately 3 miles from the city centre and provides an excellent range of local amenities including the noted Park Farm shopping centre and bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park together with Kedleston Golf Course. Transport links are close by and fast access onto the A6, A38, A50 linking to the M1 motorway. The location is convenient for Rolls Royce, Derby University, Royal Derby Hospital and Toyota.

The Firs is located within the catchment area for the highly regarded Allestree Woodlands School, long respected for its academic standards and strong local reputation. For primary education, the development falls within the catchment for Portway Infant and Junior Schools, making this an ideal setting for families seeking a well-placed home within one of Allestree's most established residential areas. For private education, some of the region's most established institutions are within easy reach: The Old Vicarage Preparatory School, Derby Grammar School, Derby High School, Repton School, Denstone College.

10 minutes to Derby Train Station with a direct service to London St Pancras in approximately 1 hour 30 minutes. 25 minutes to East Midlands International Airport.



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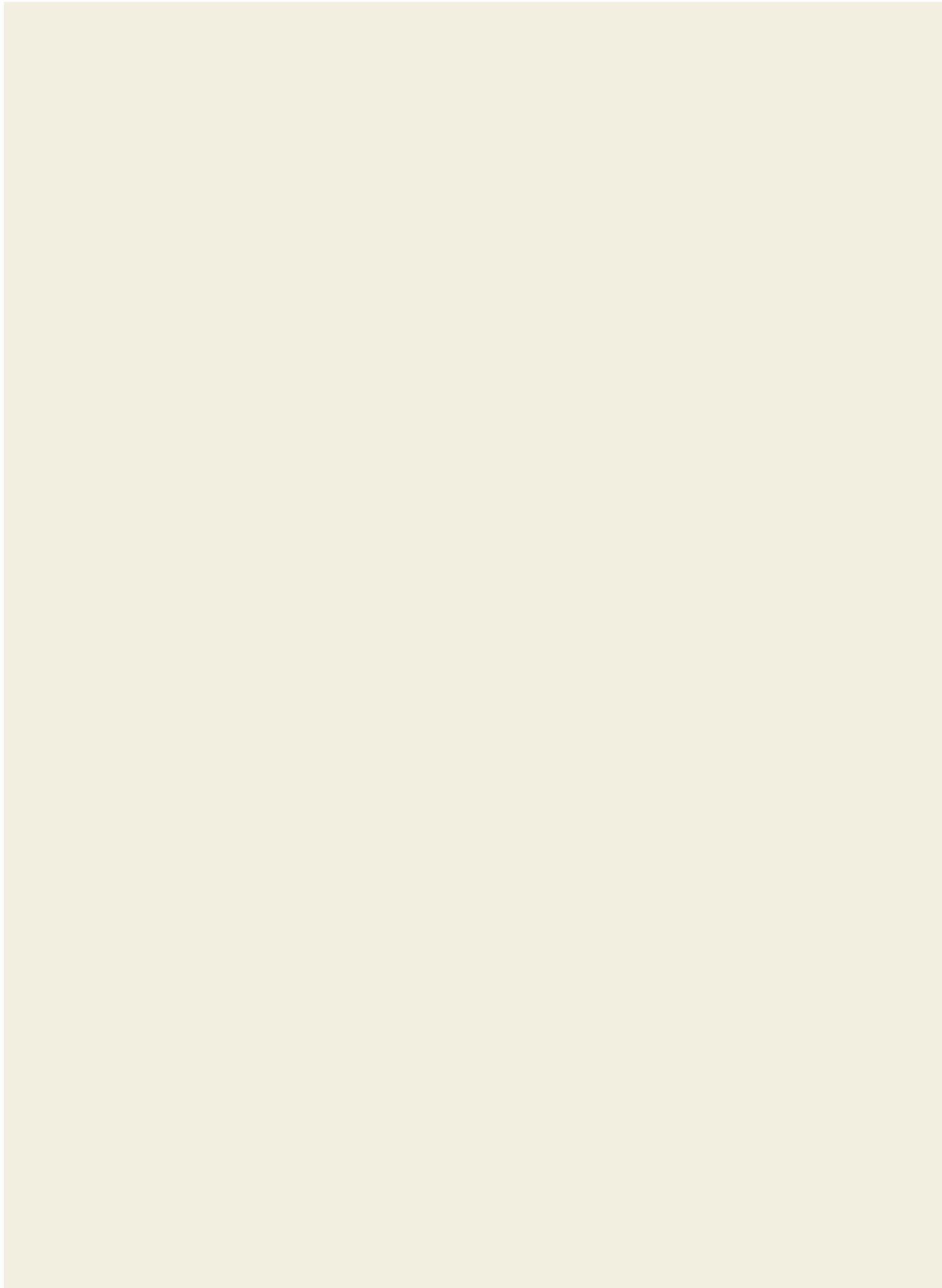
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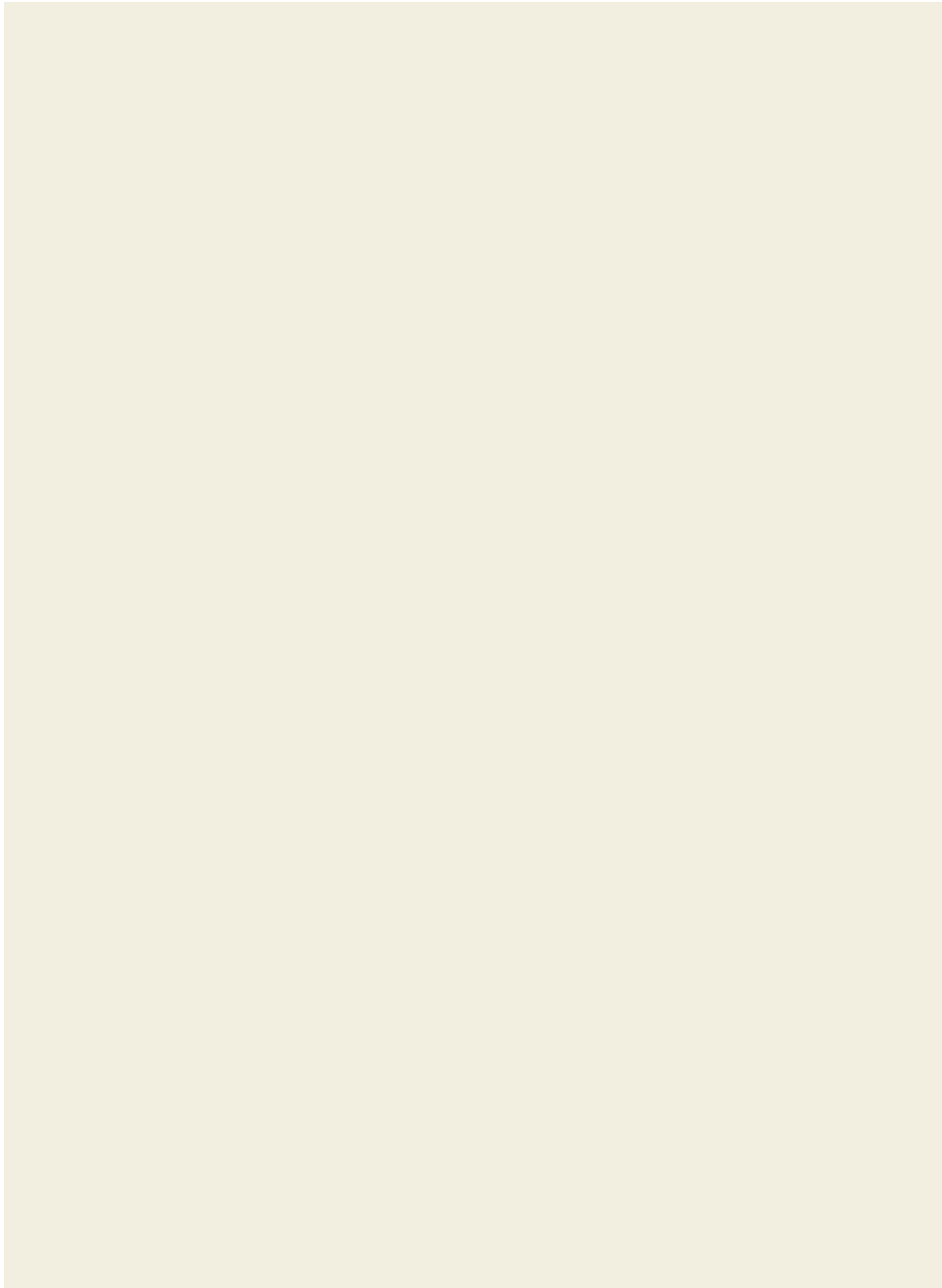
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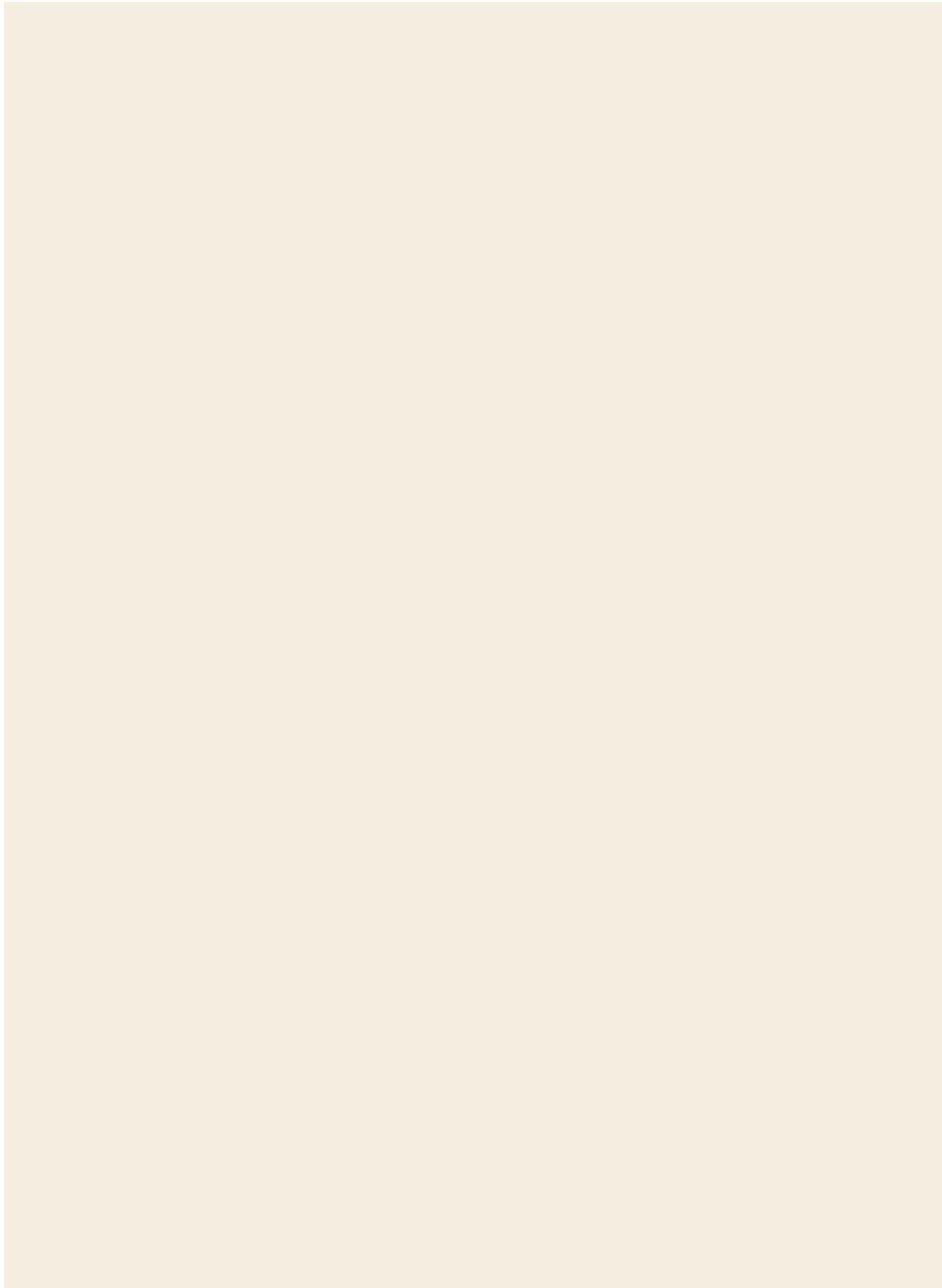
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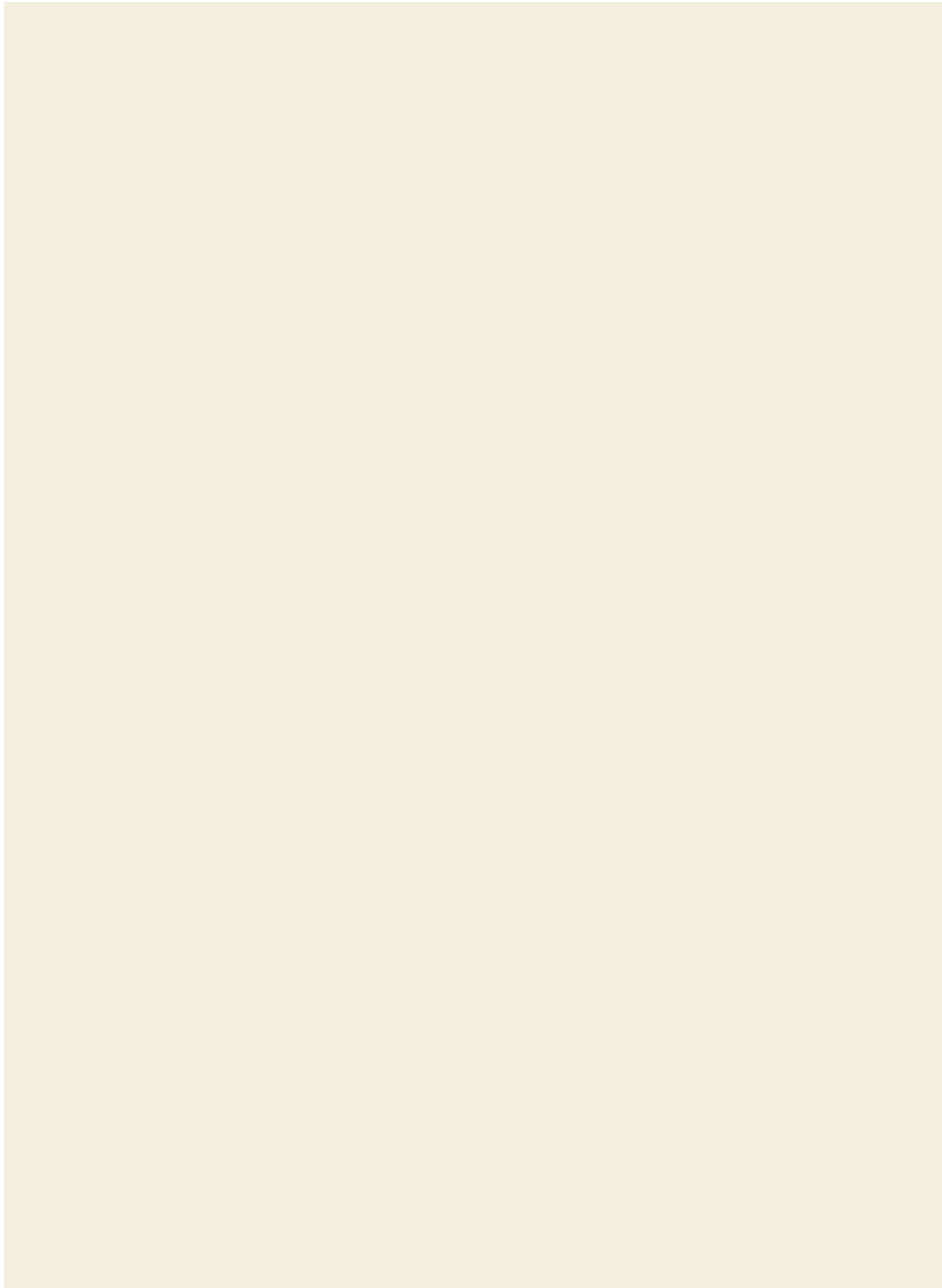
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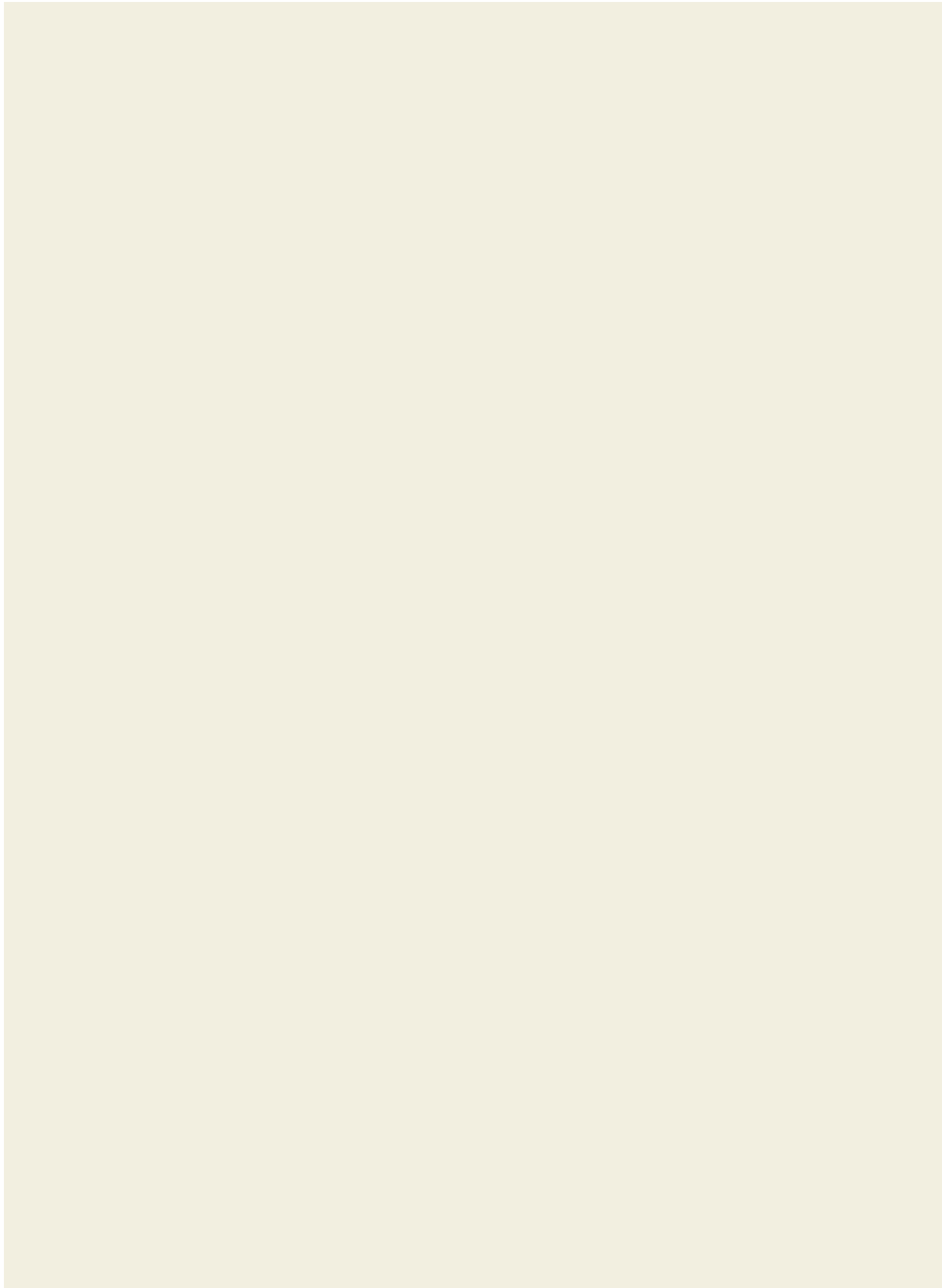
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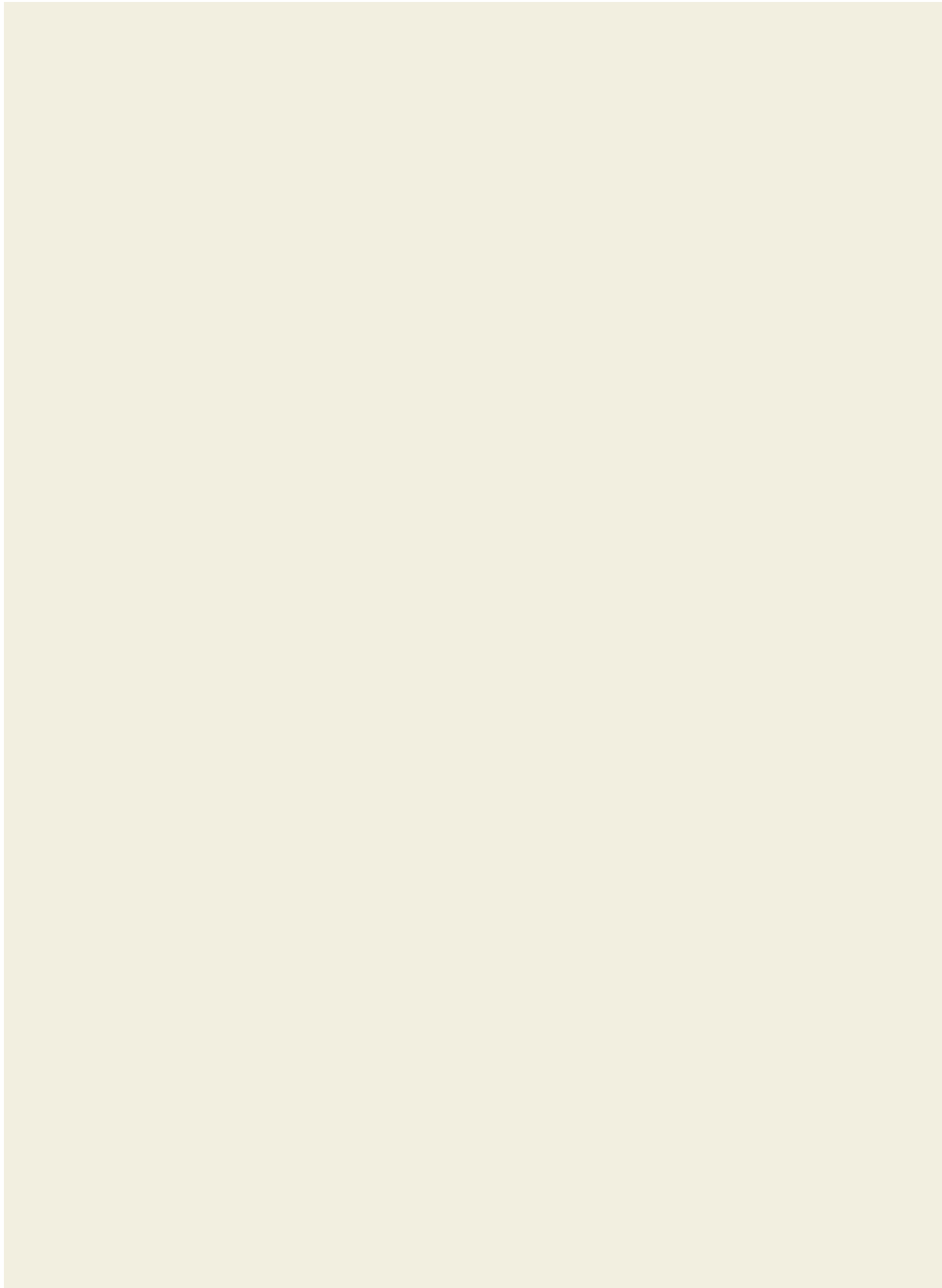
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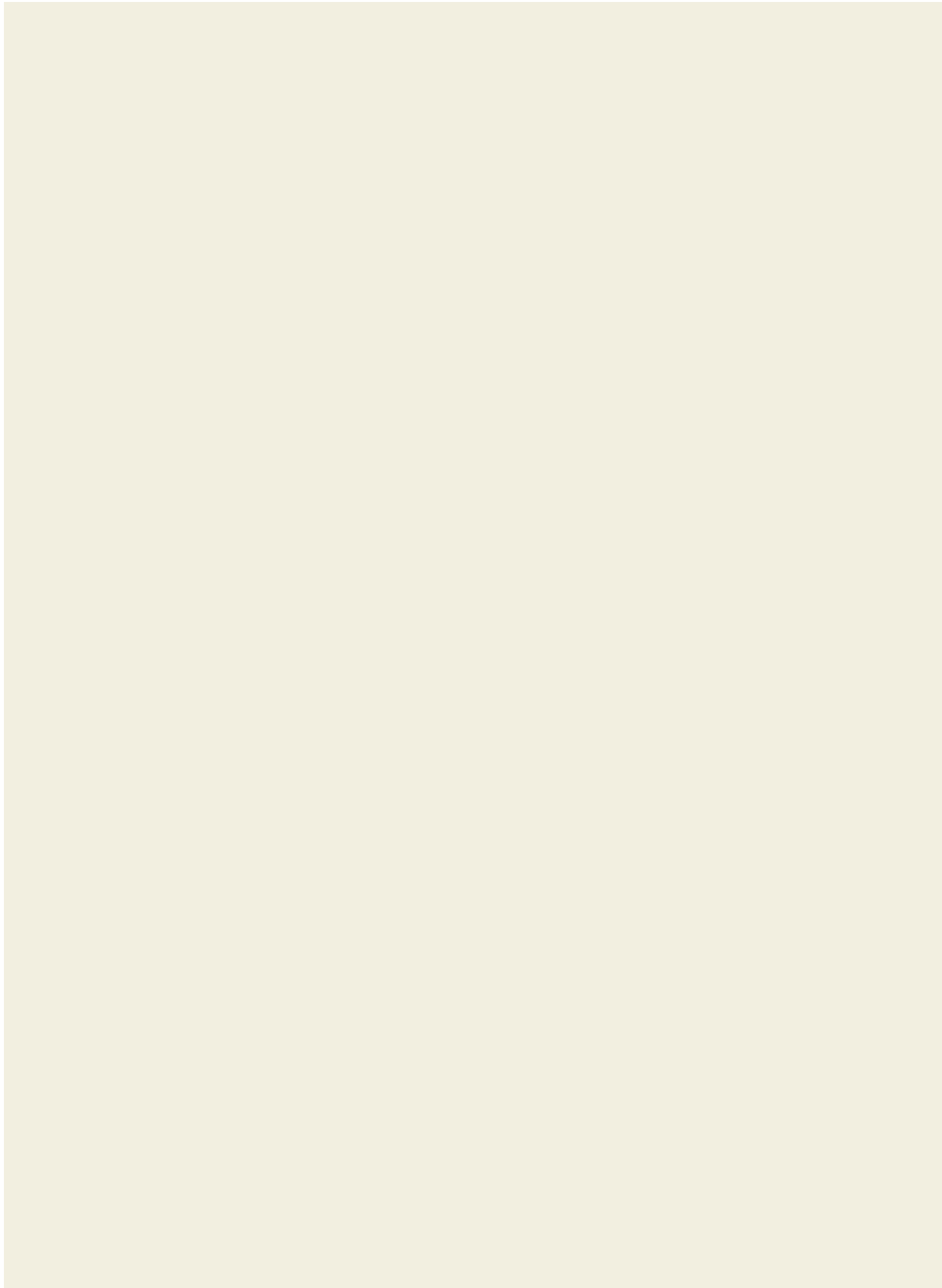
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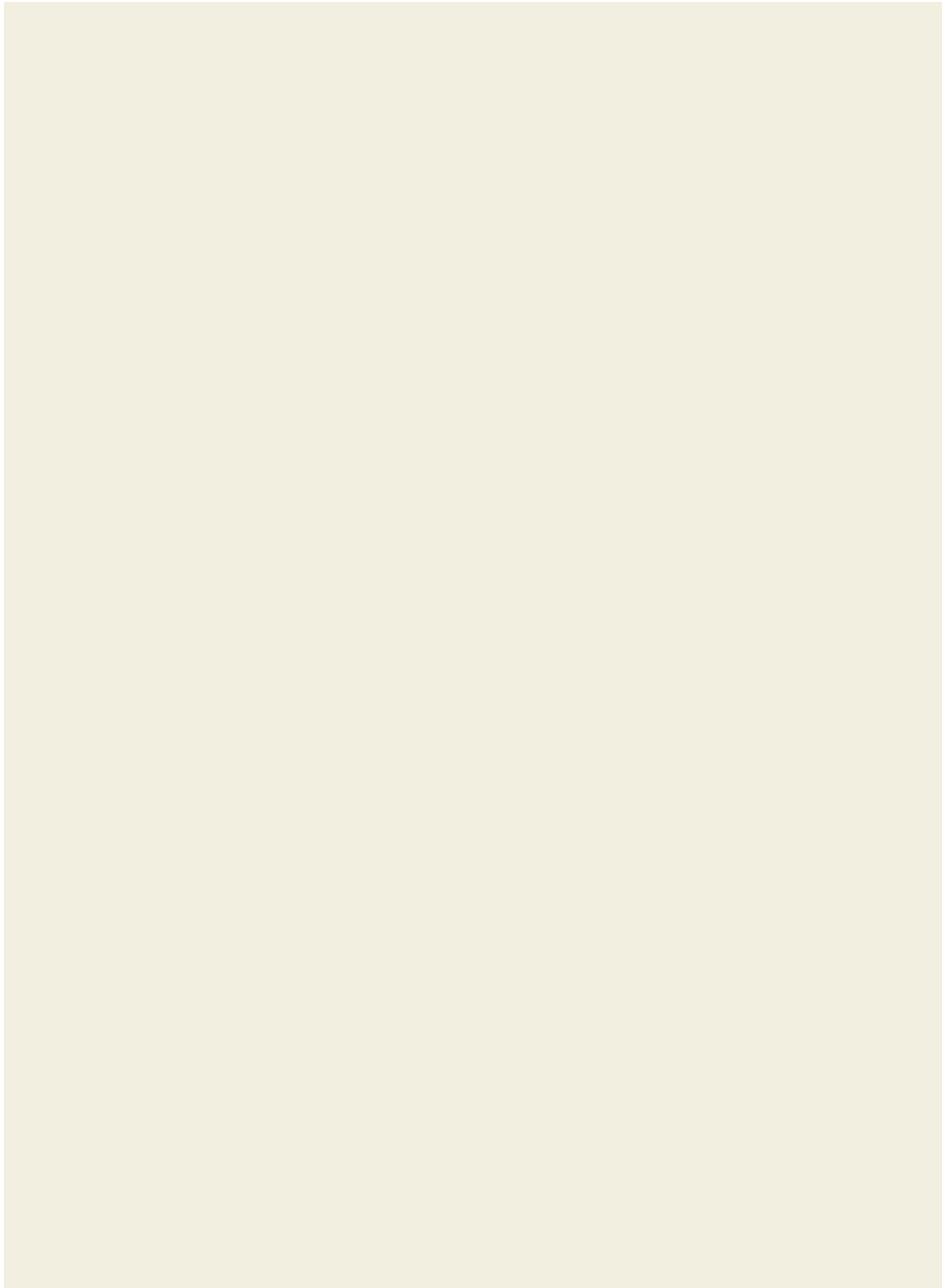
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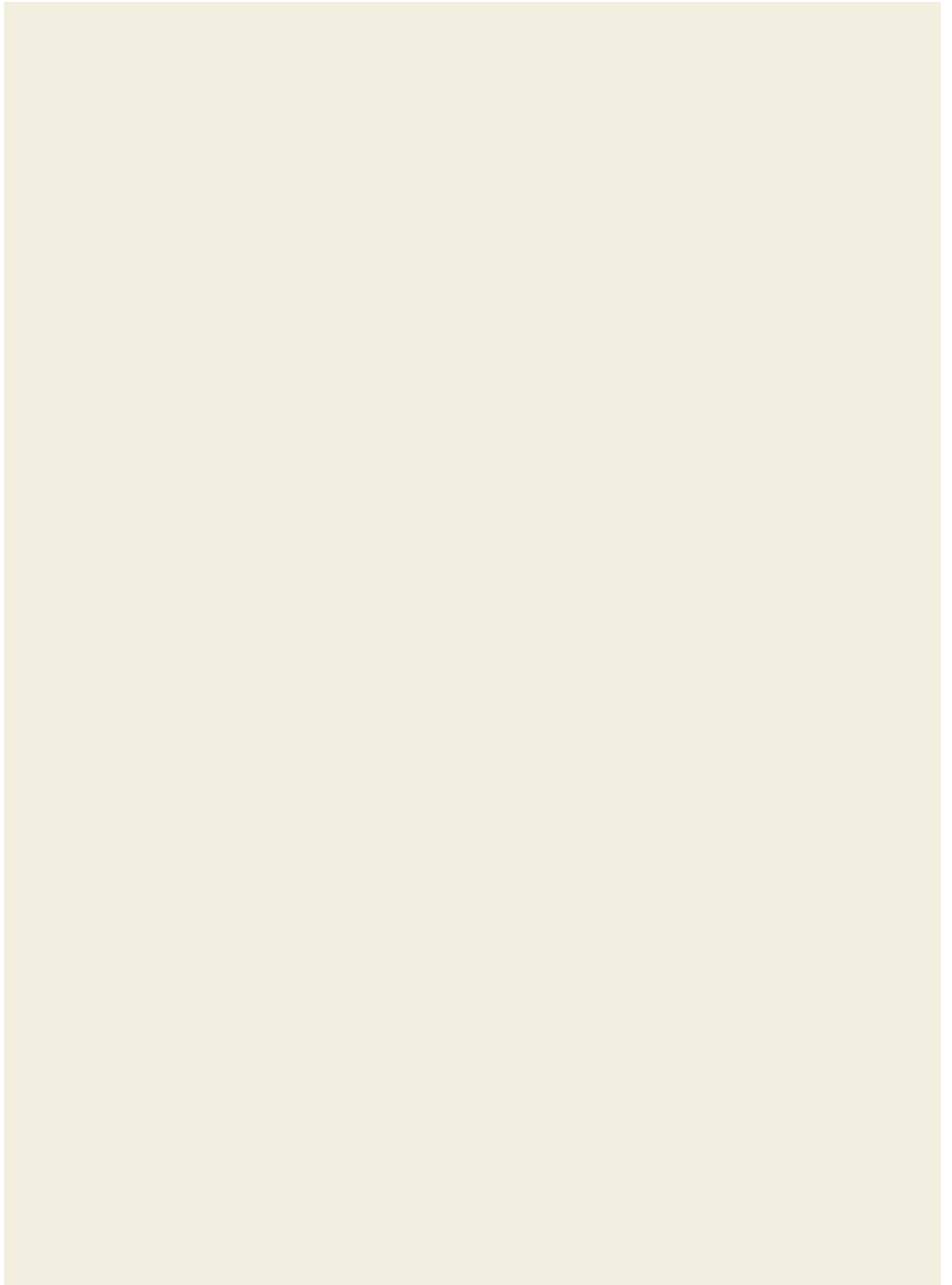
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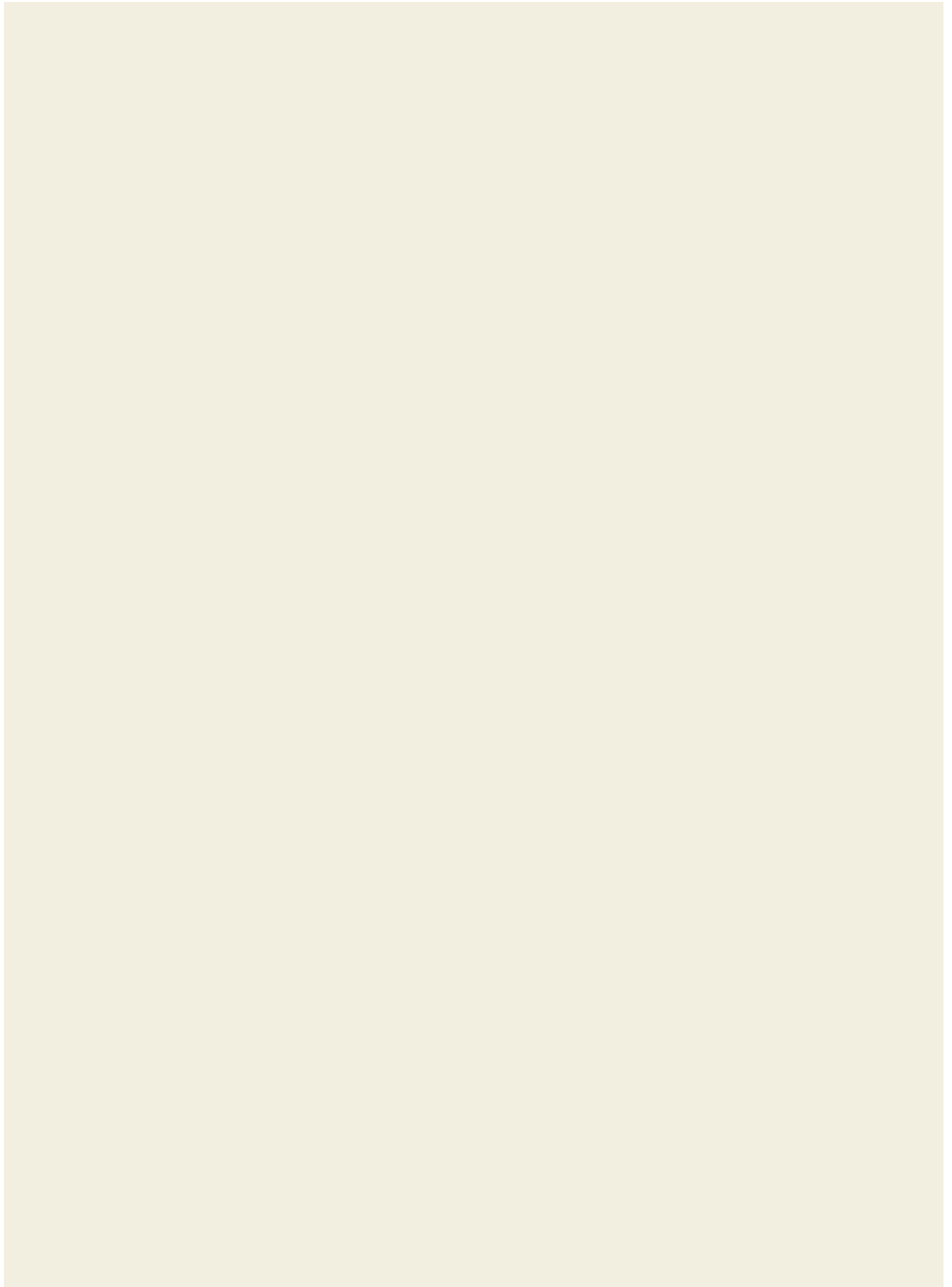
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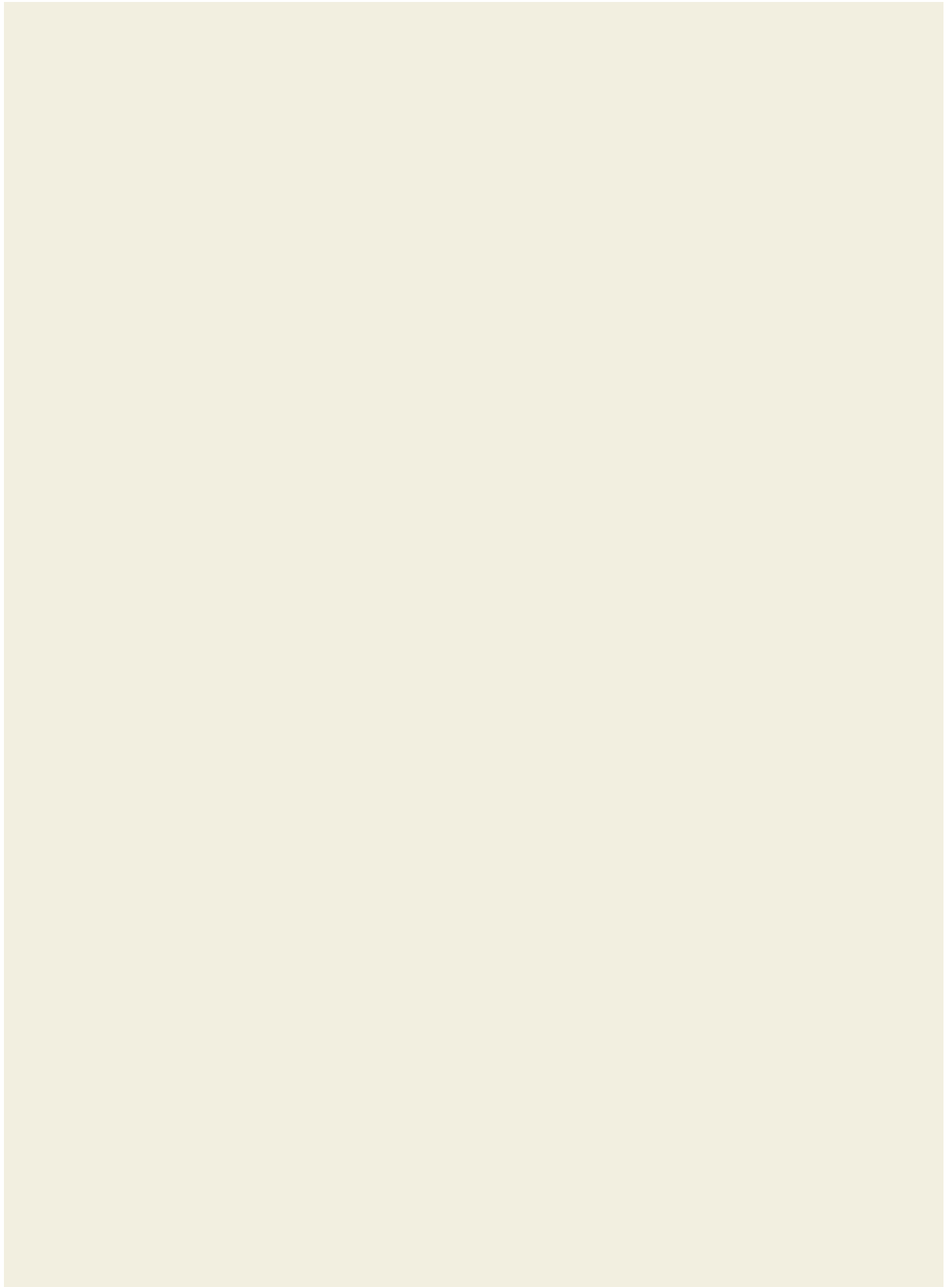
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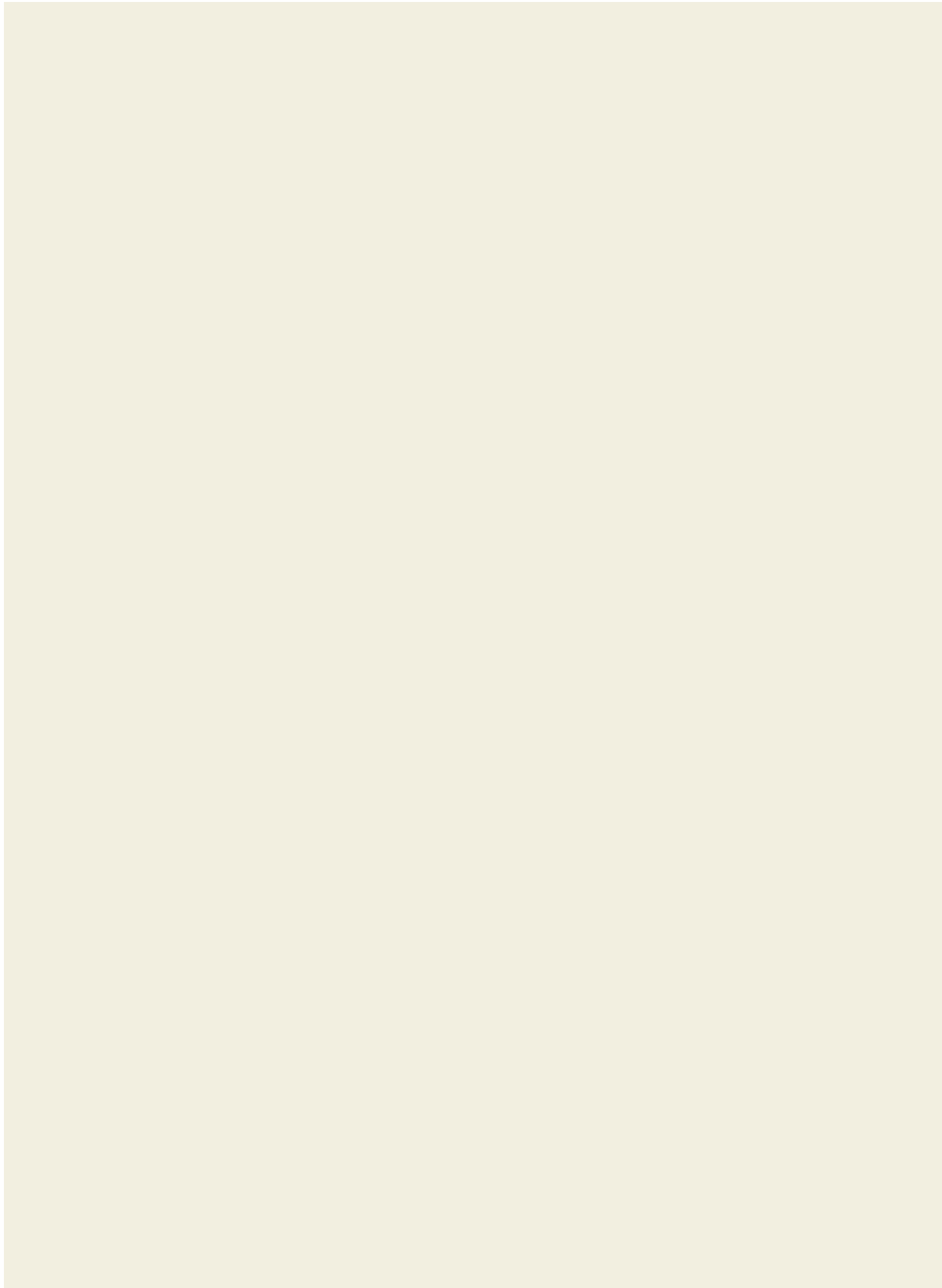
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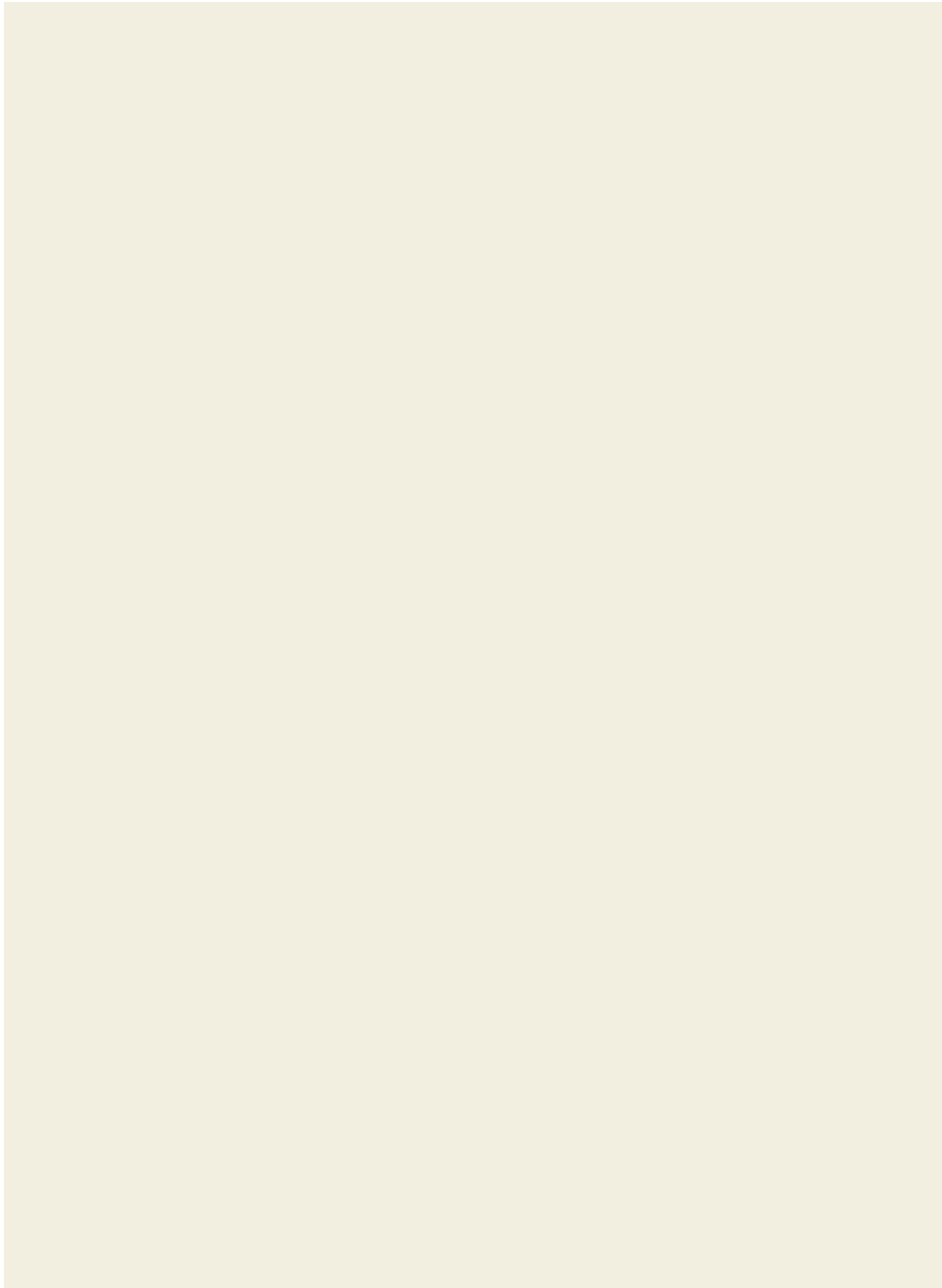
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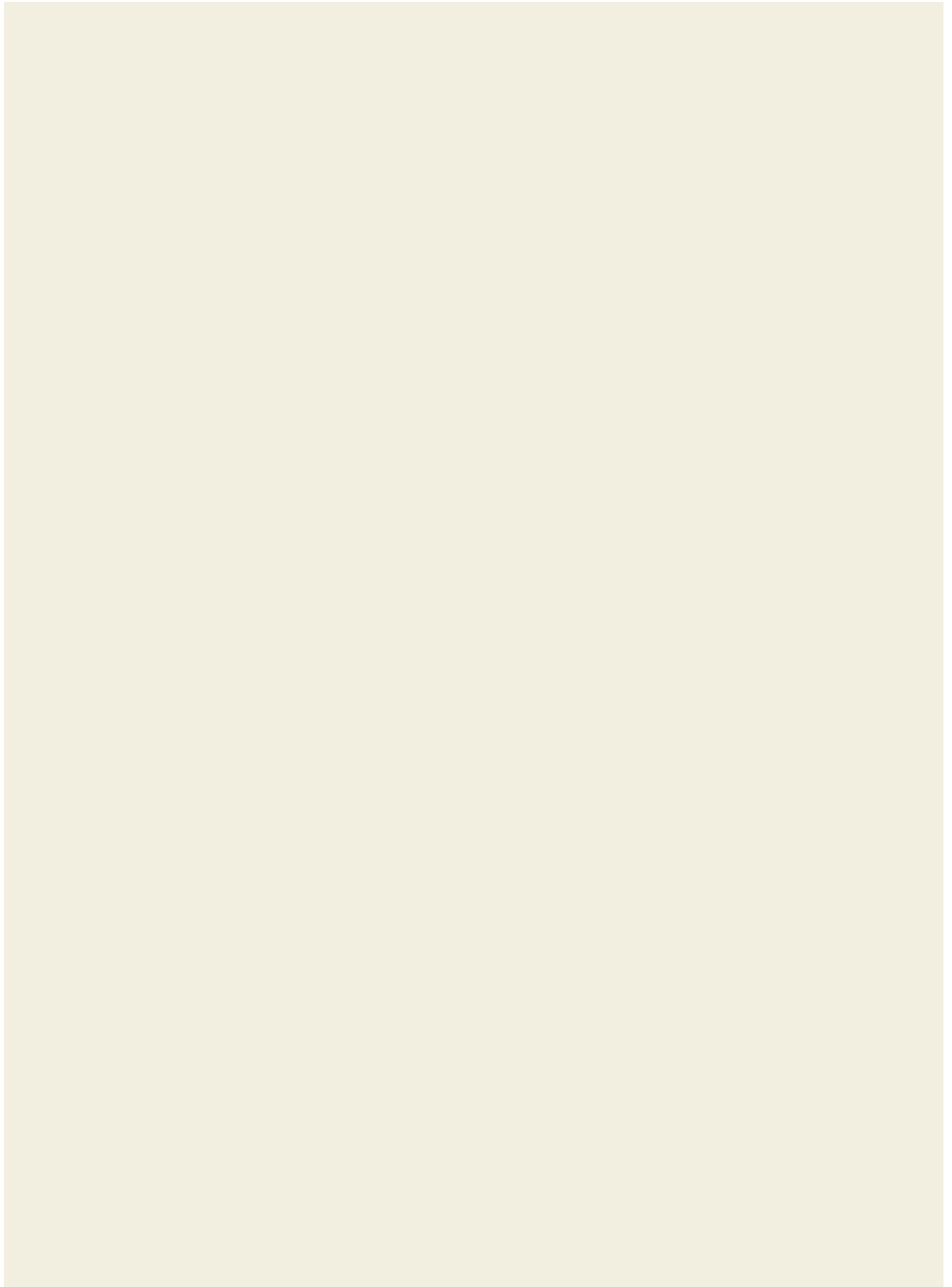
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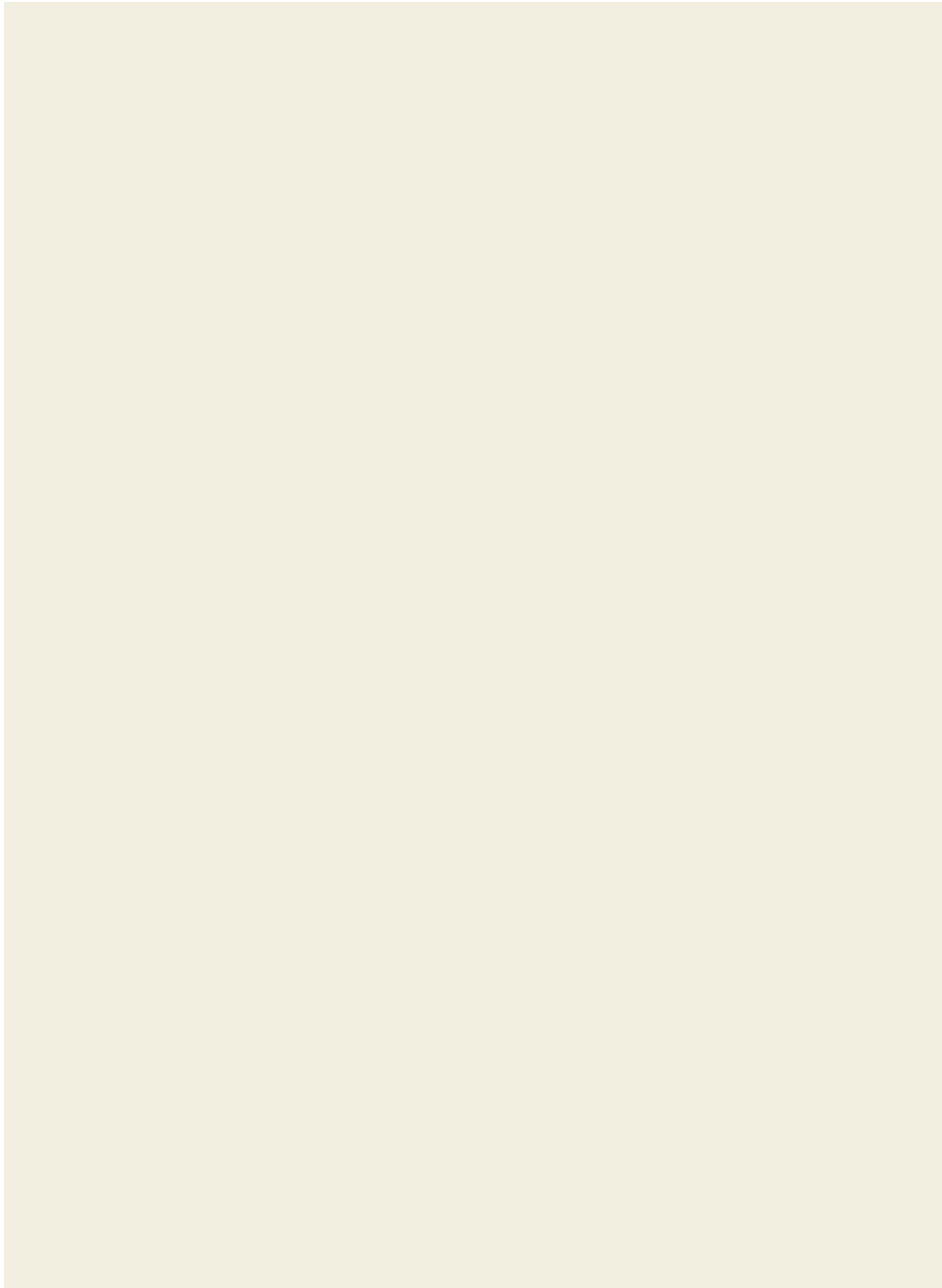
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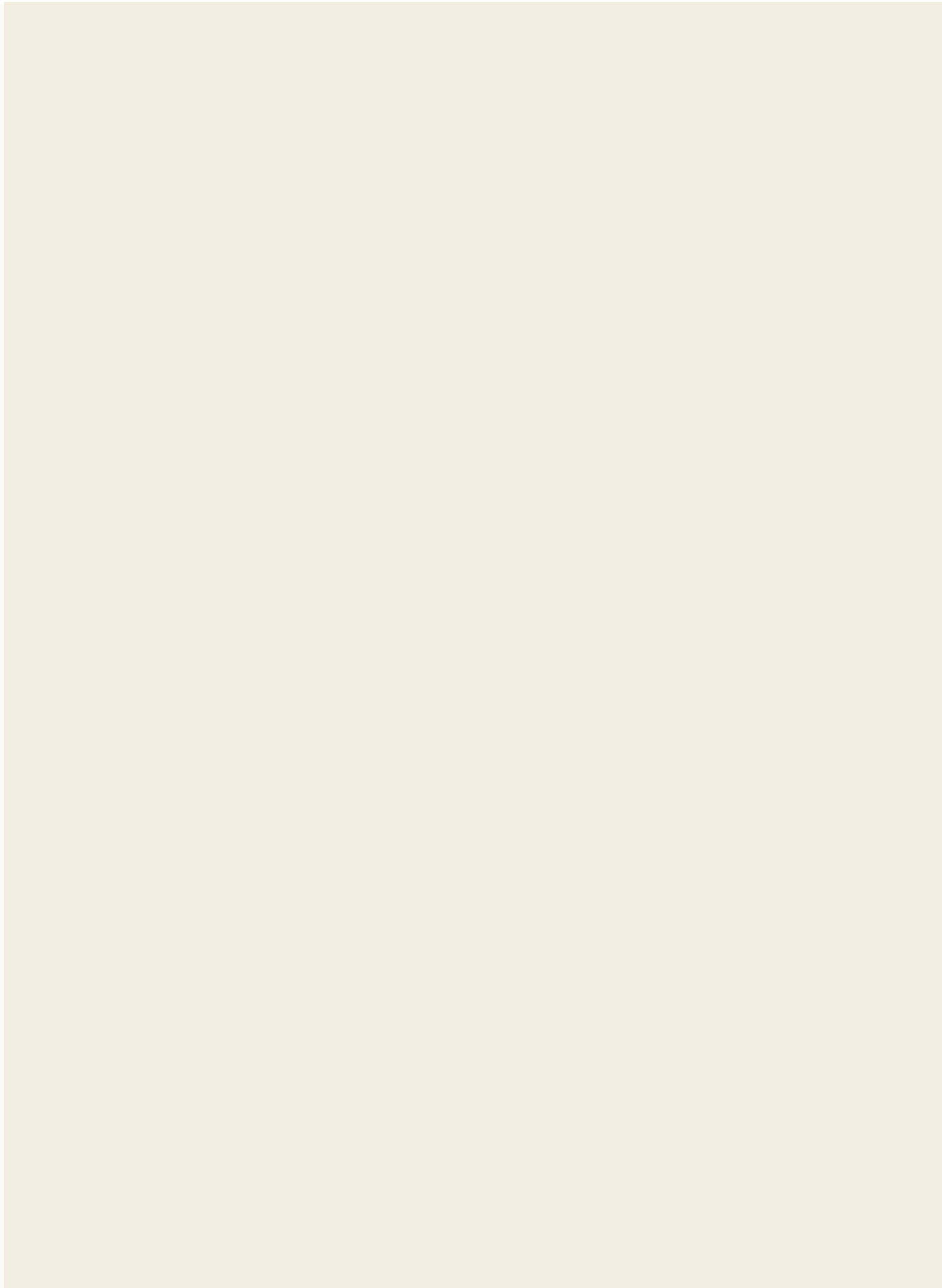
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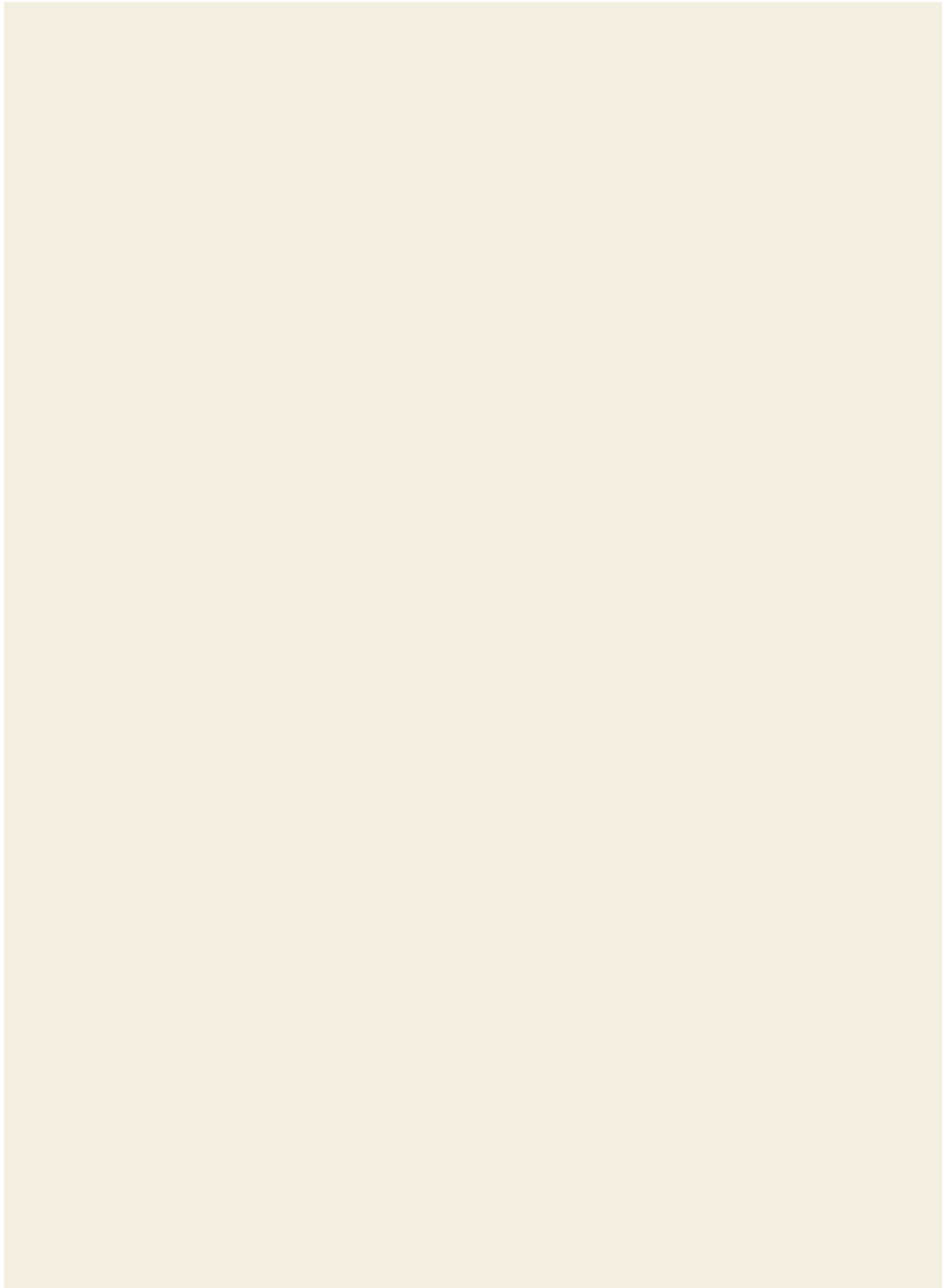
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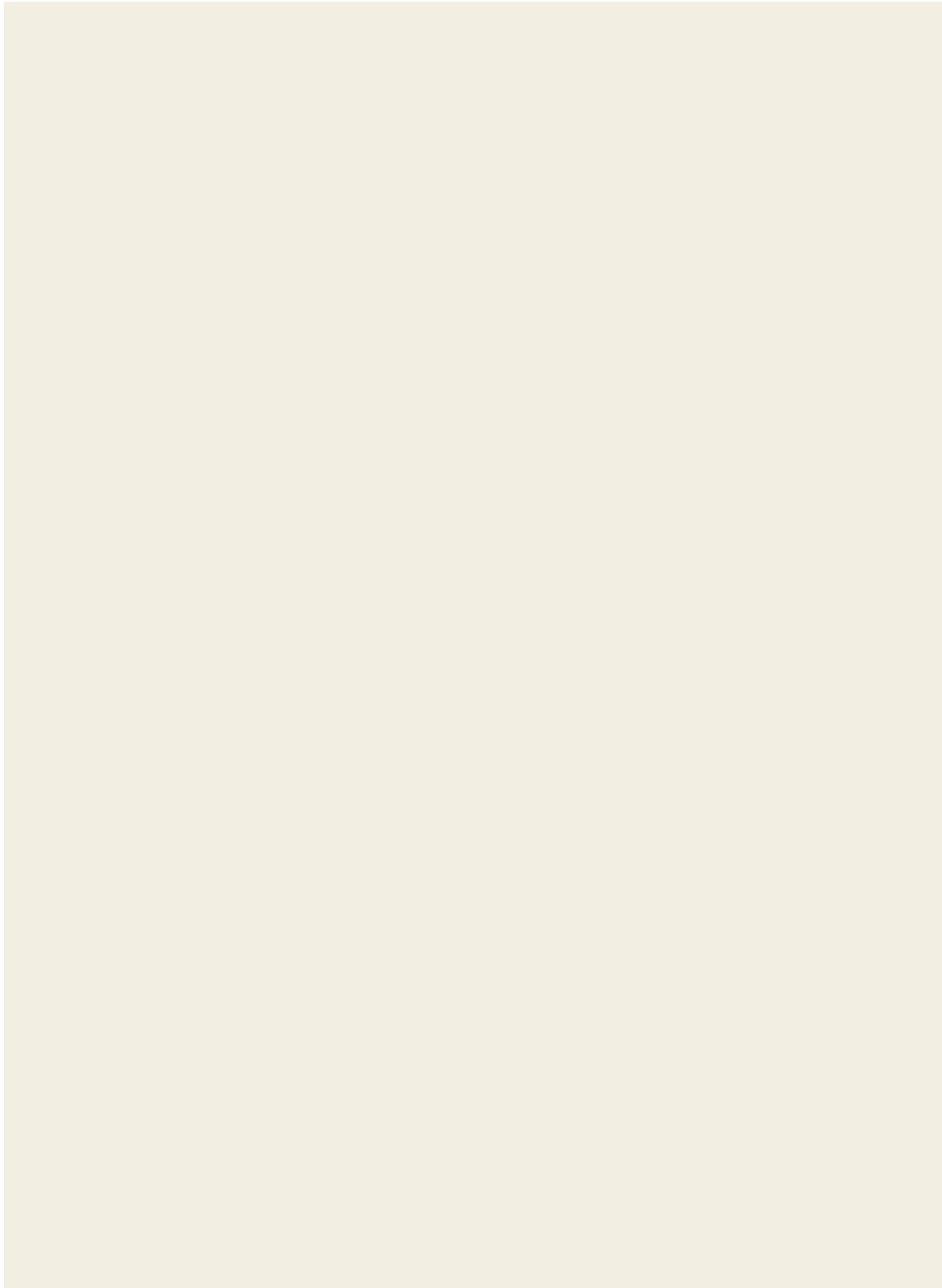
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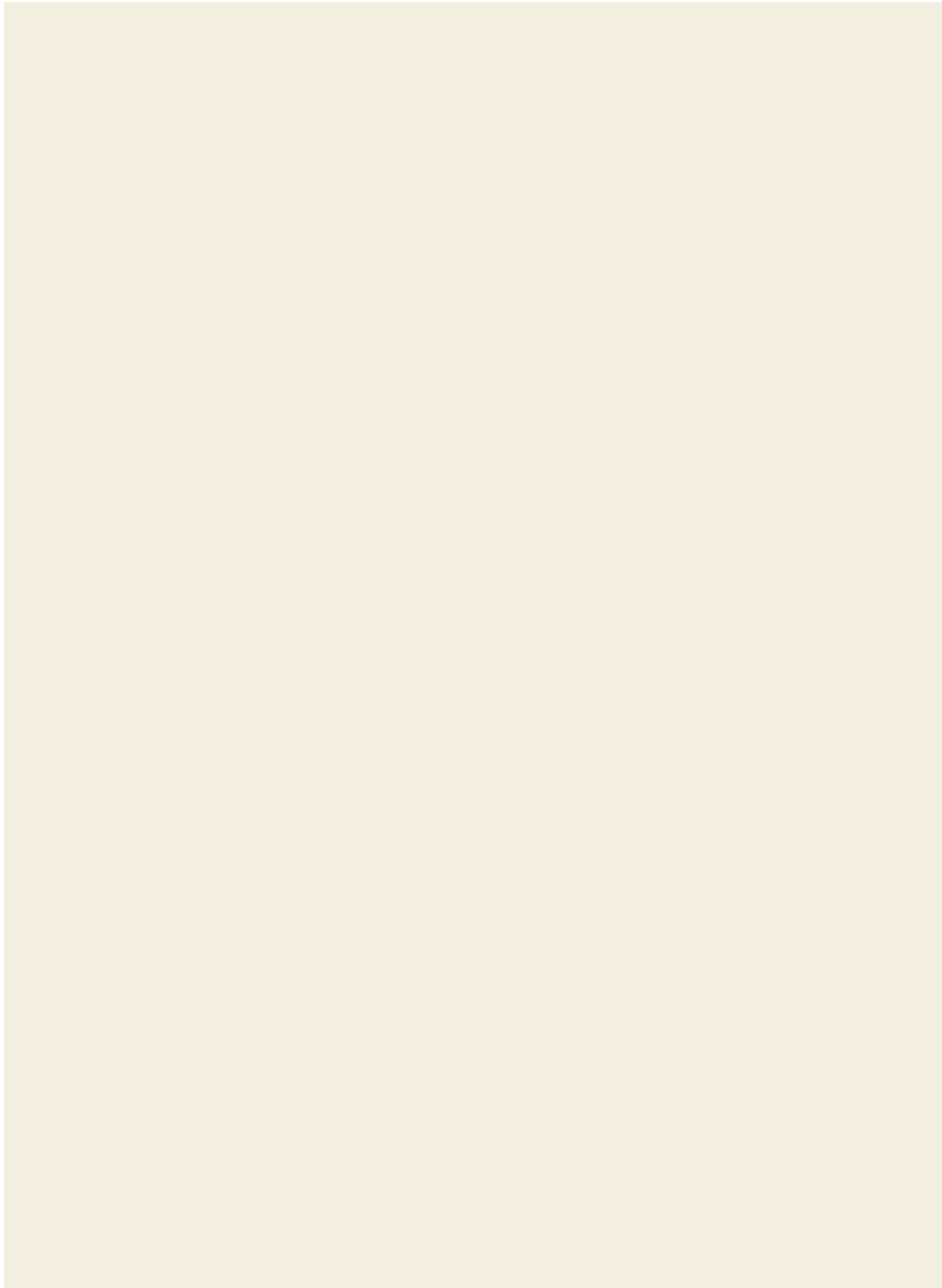
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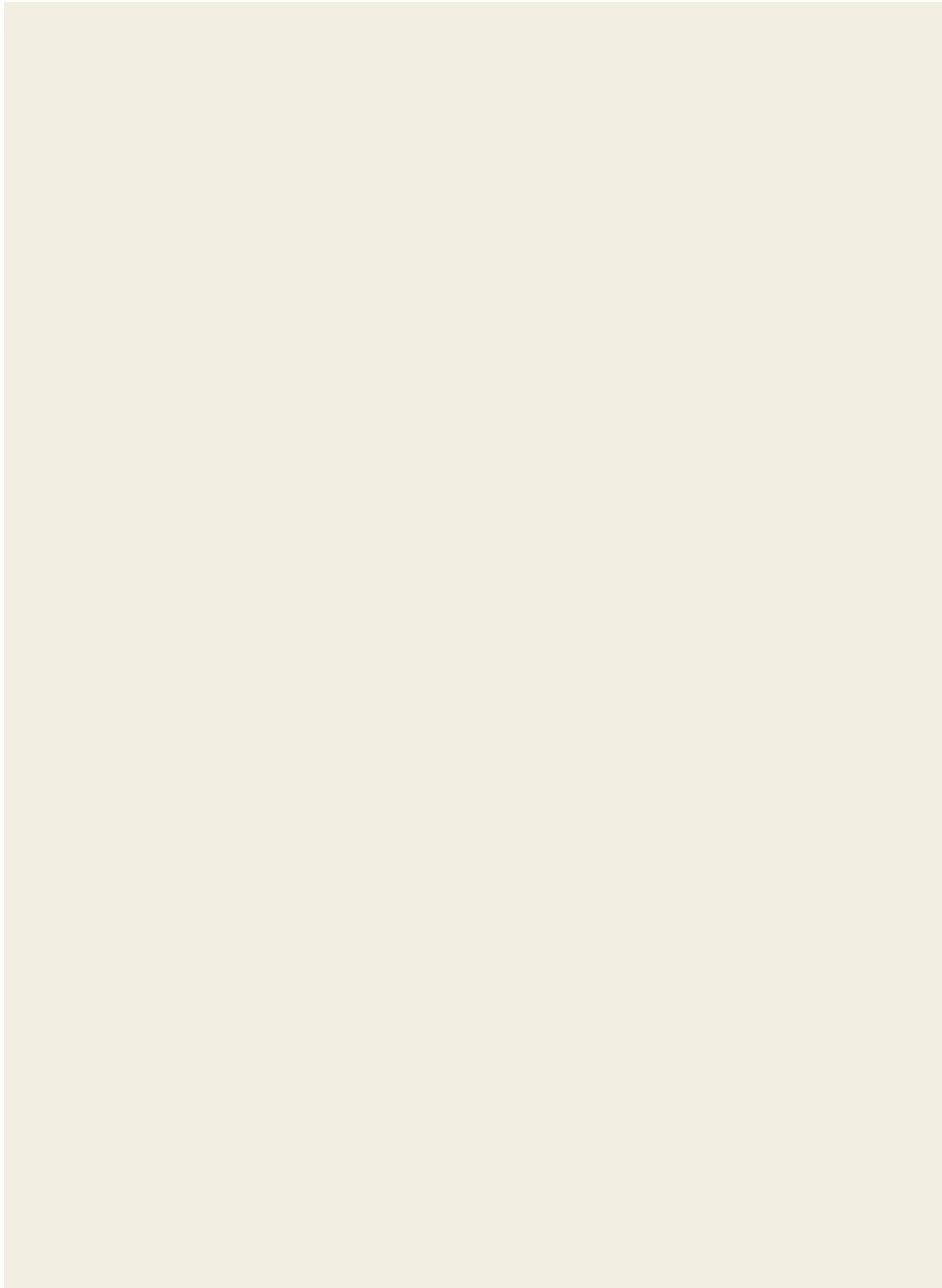
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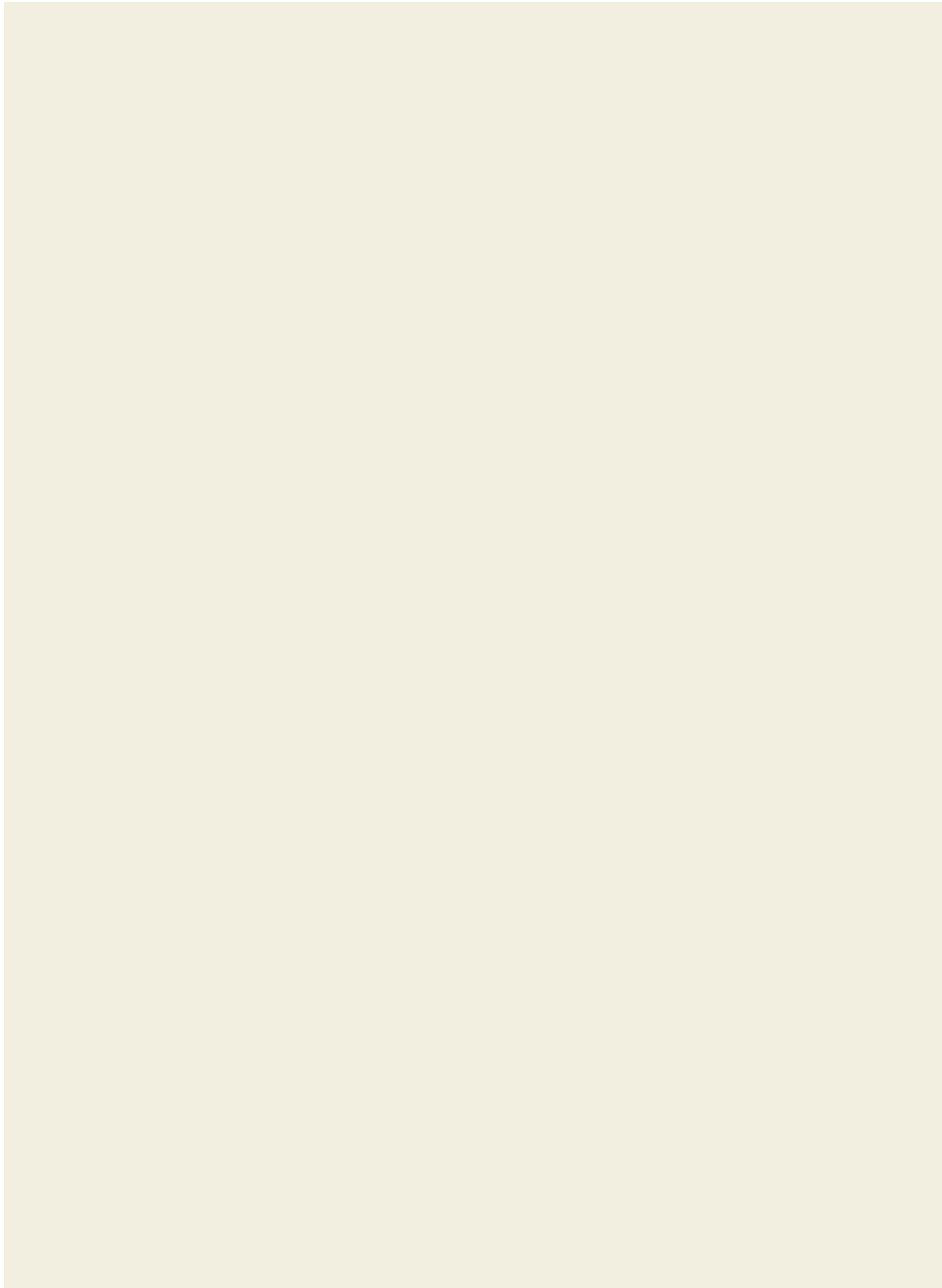
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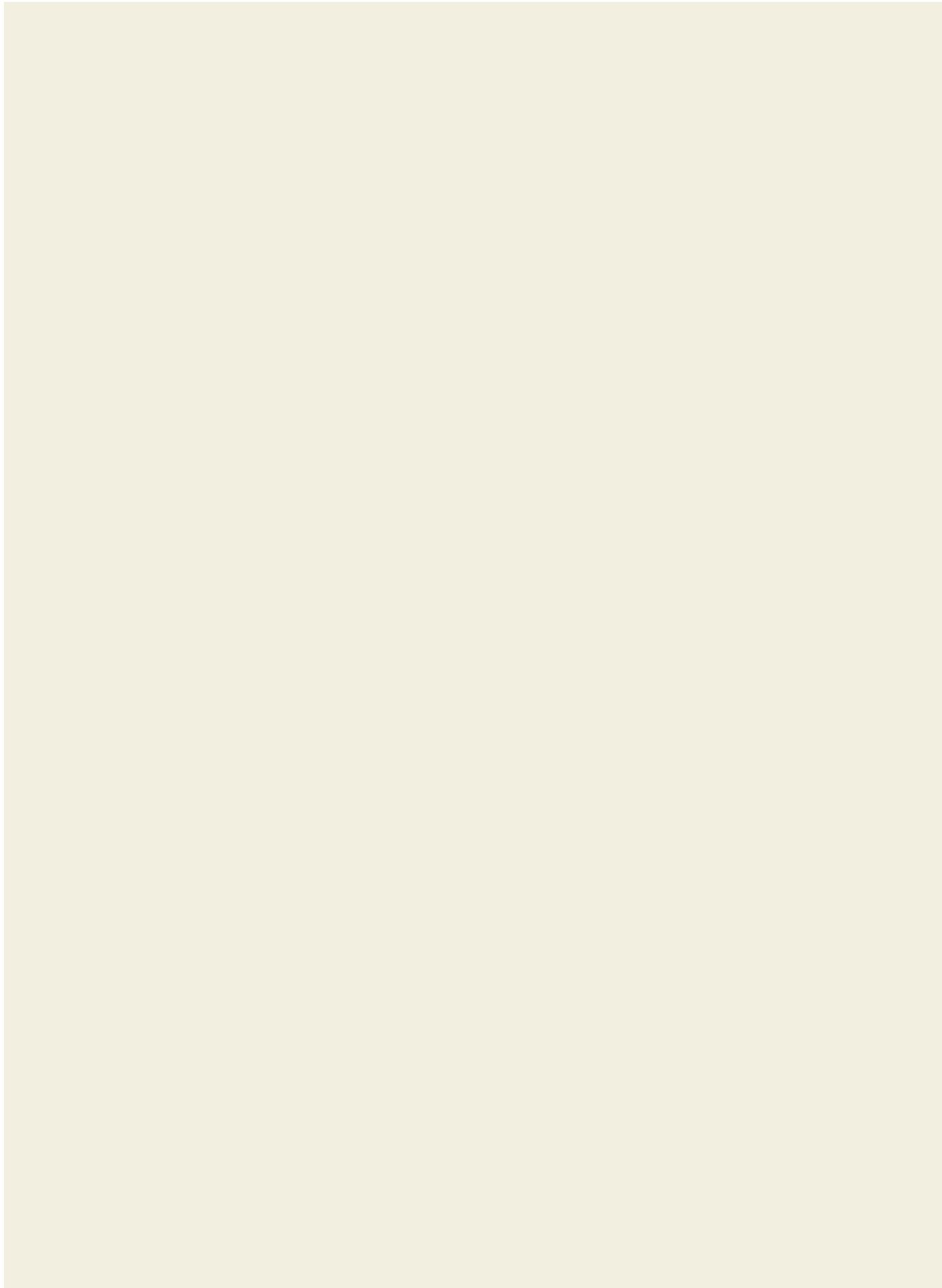
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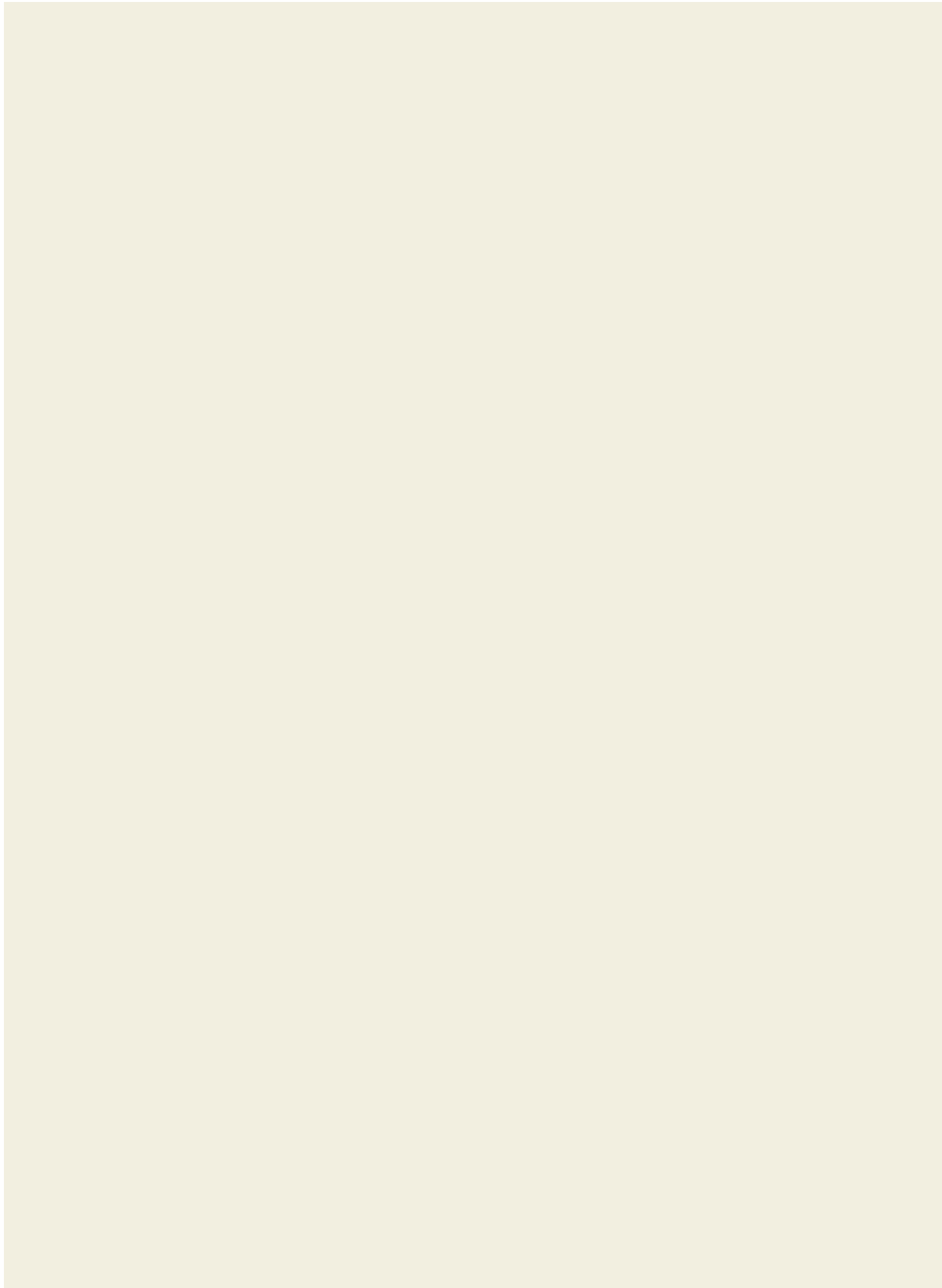
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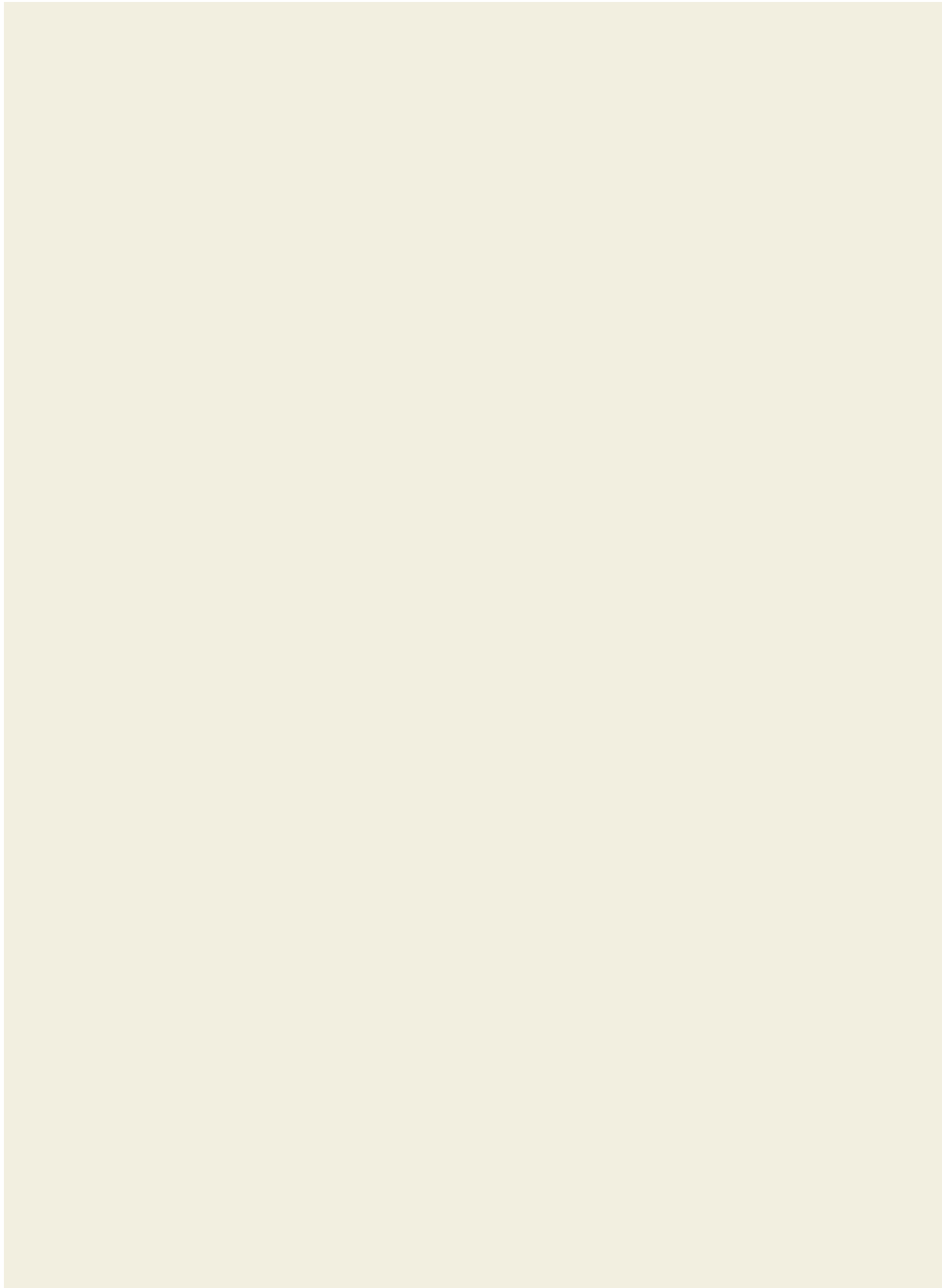
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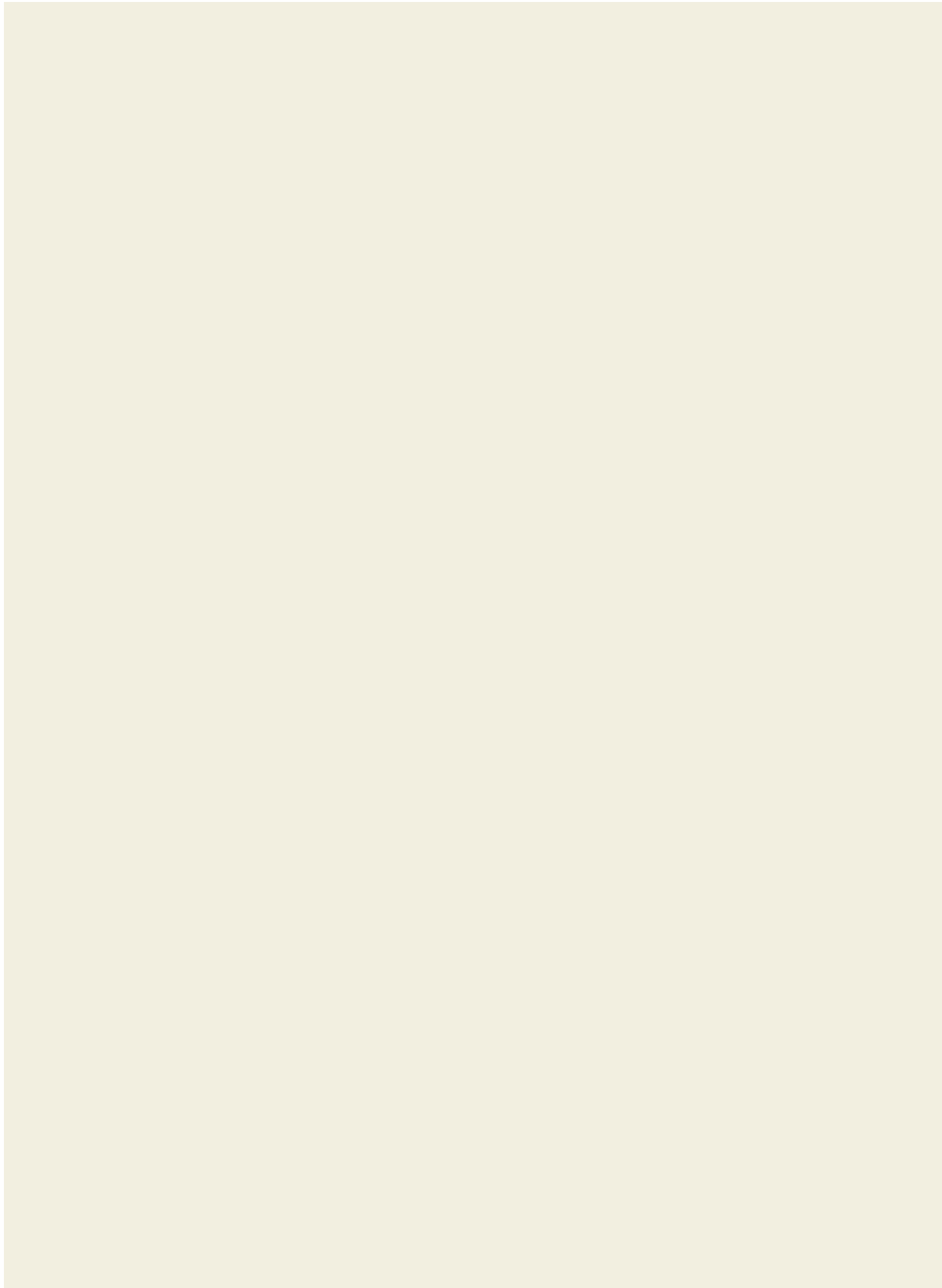
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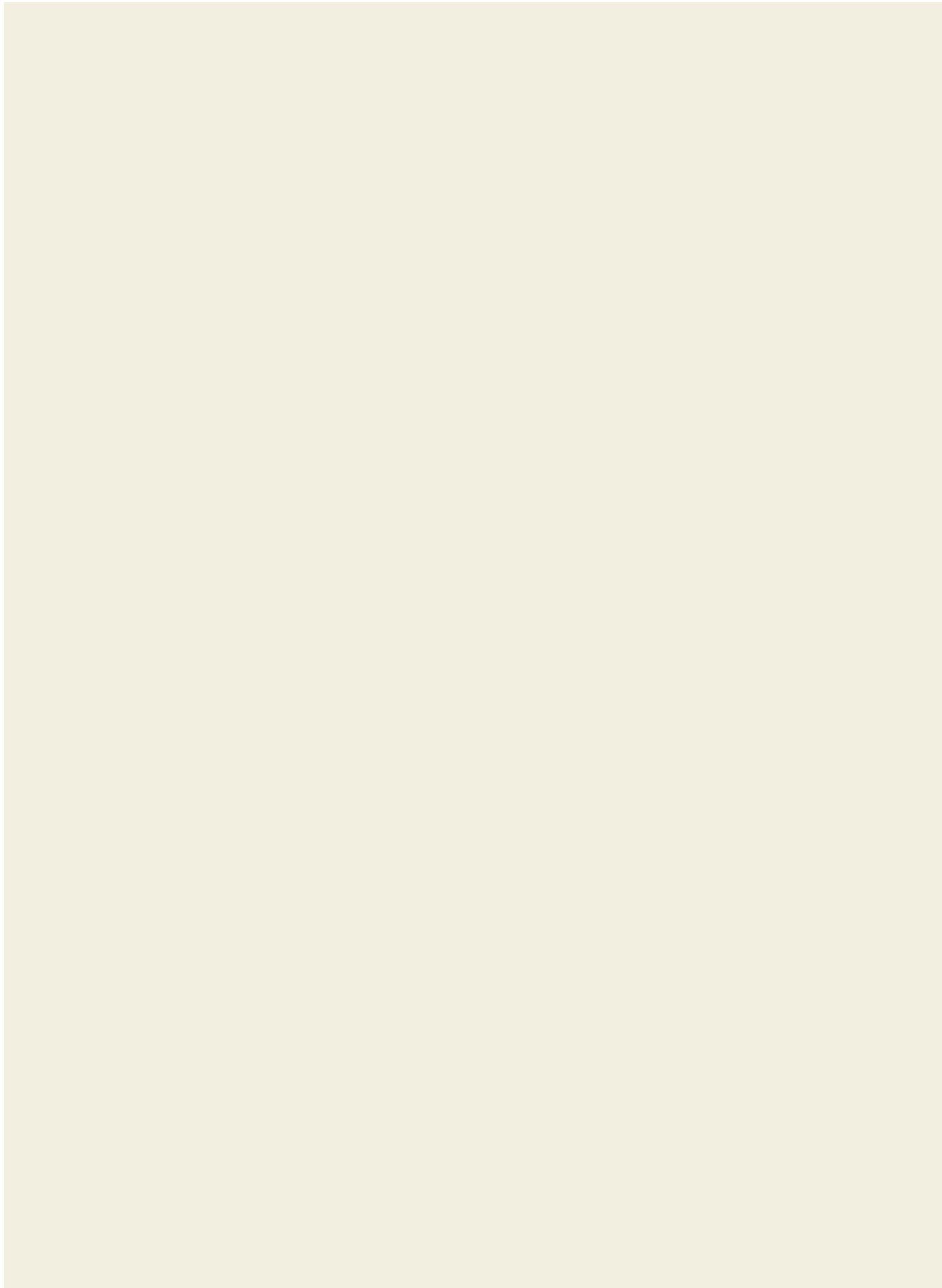
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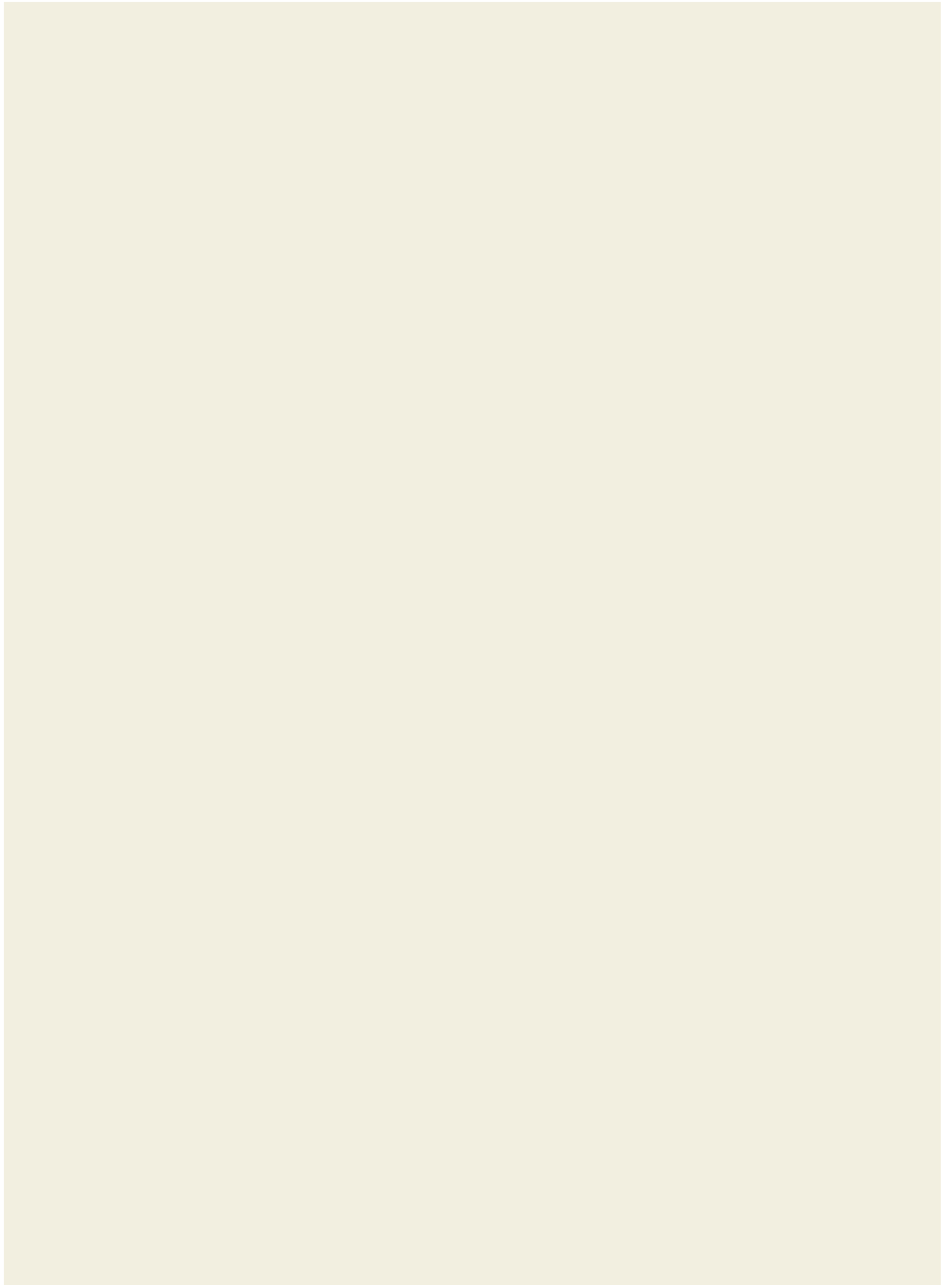
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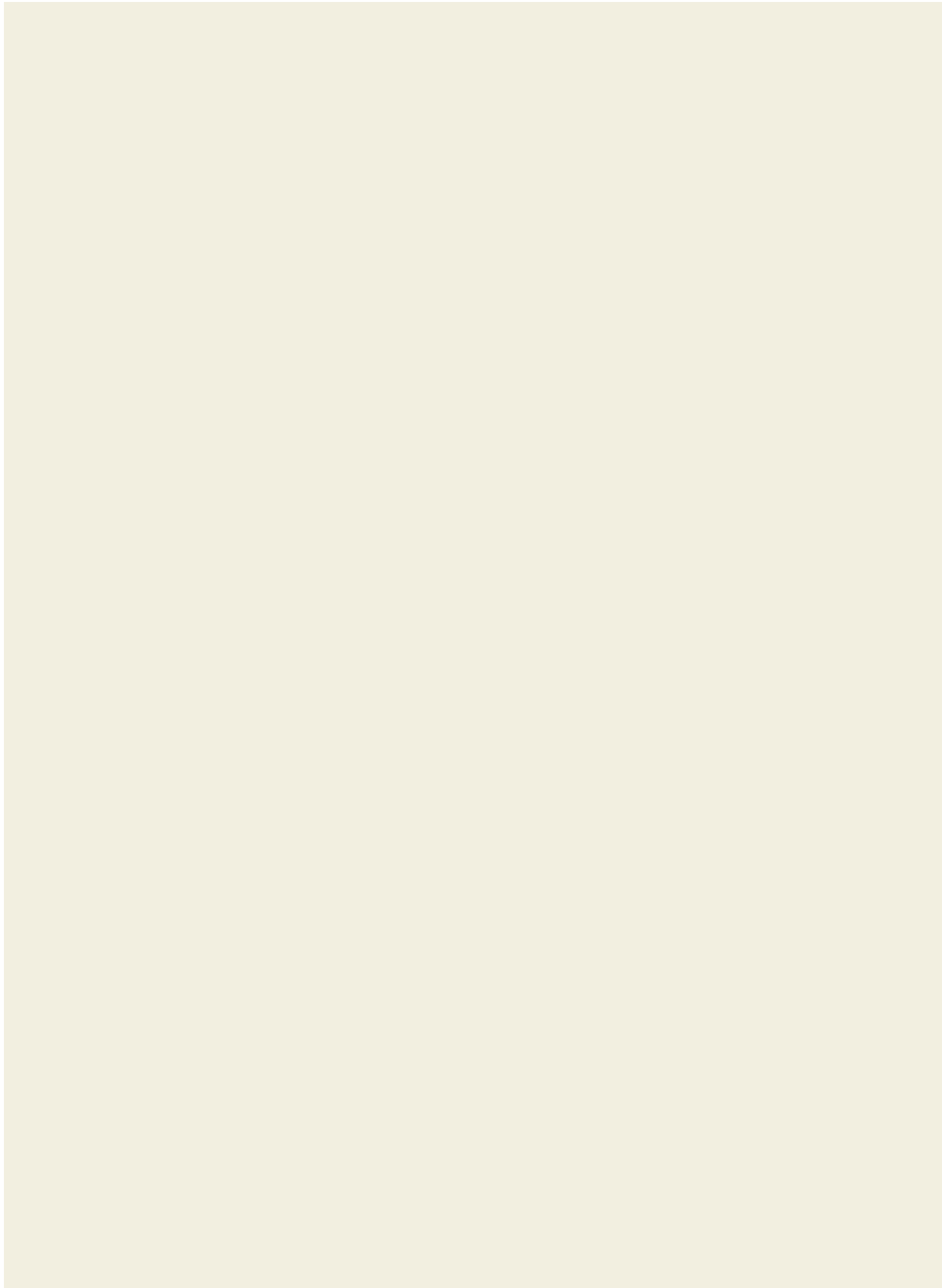
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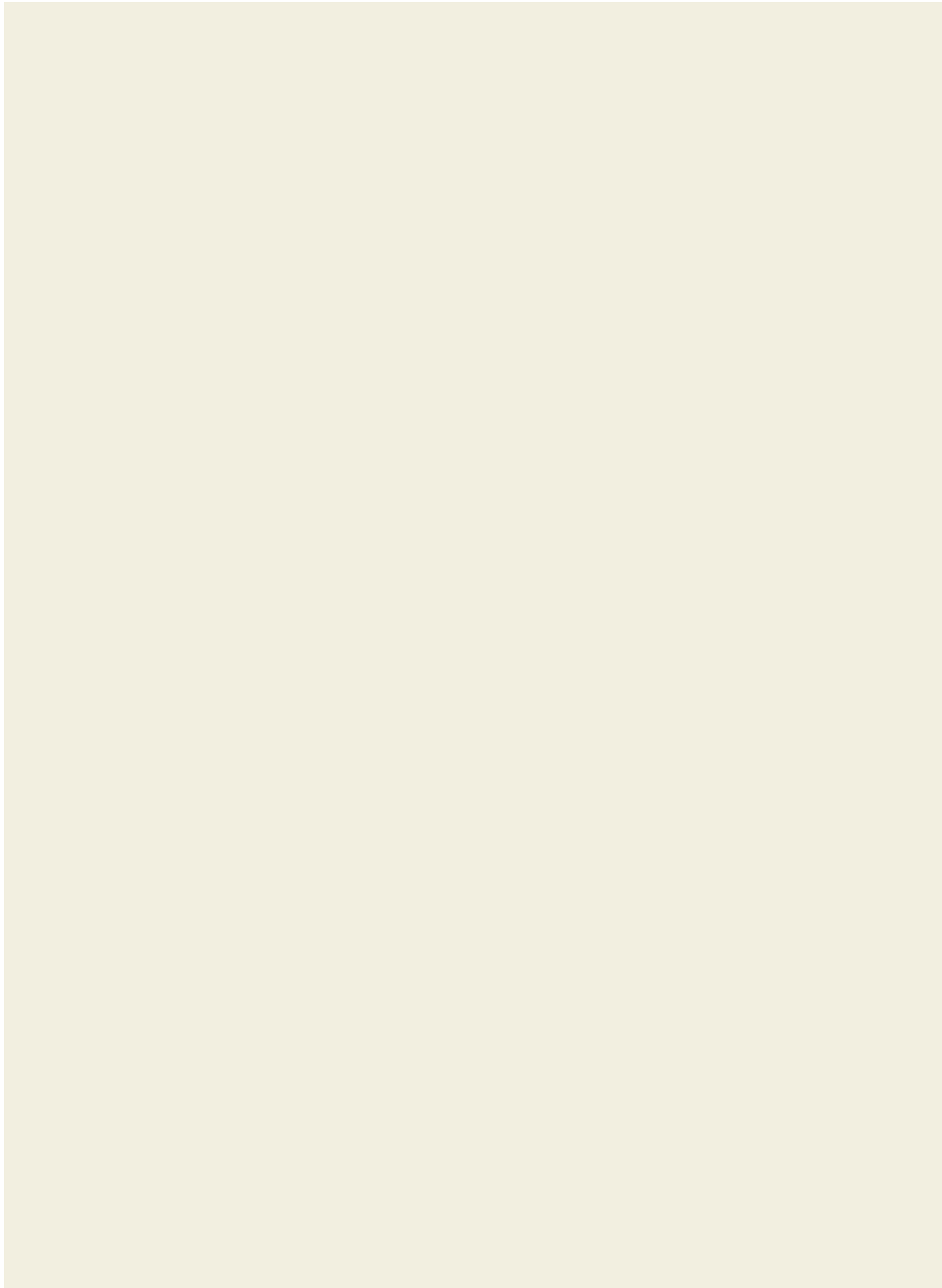
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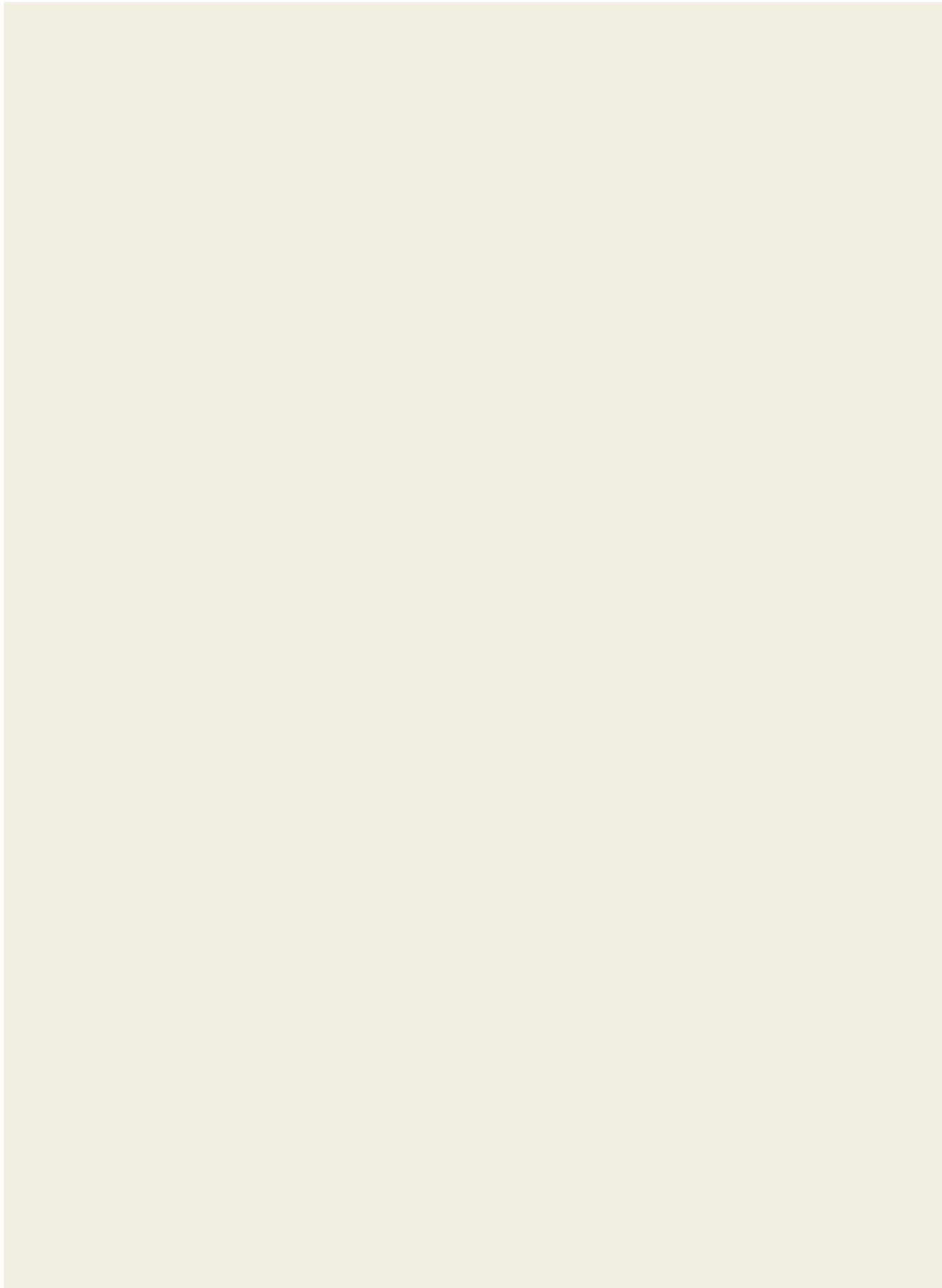
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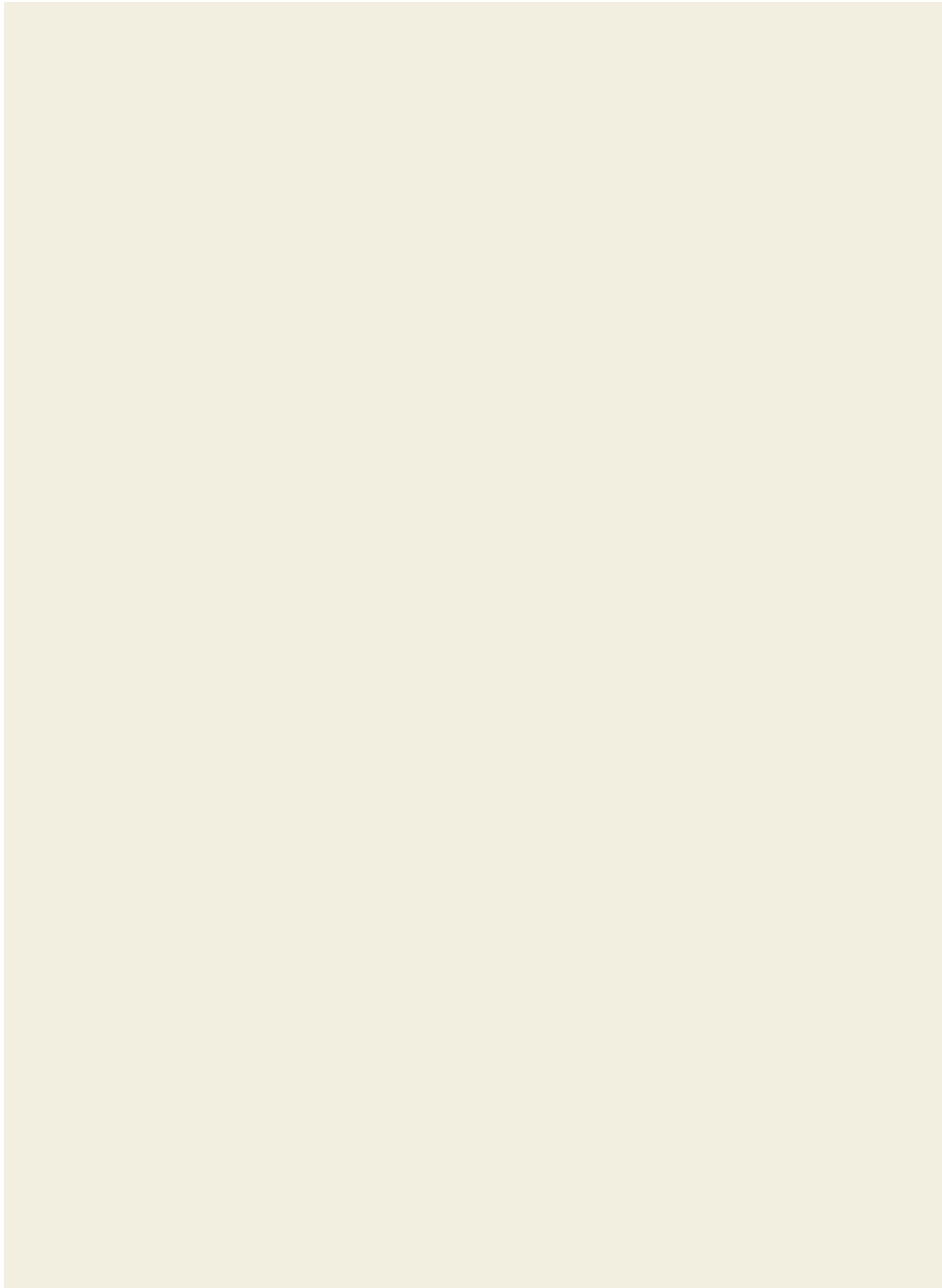
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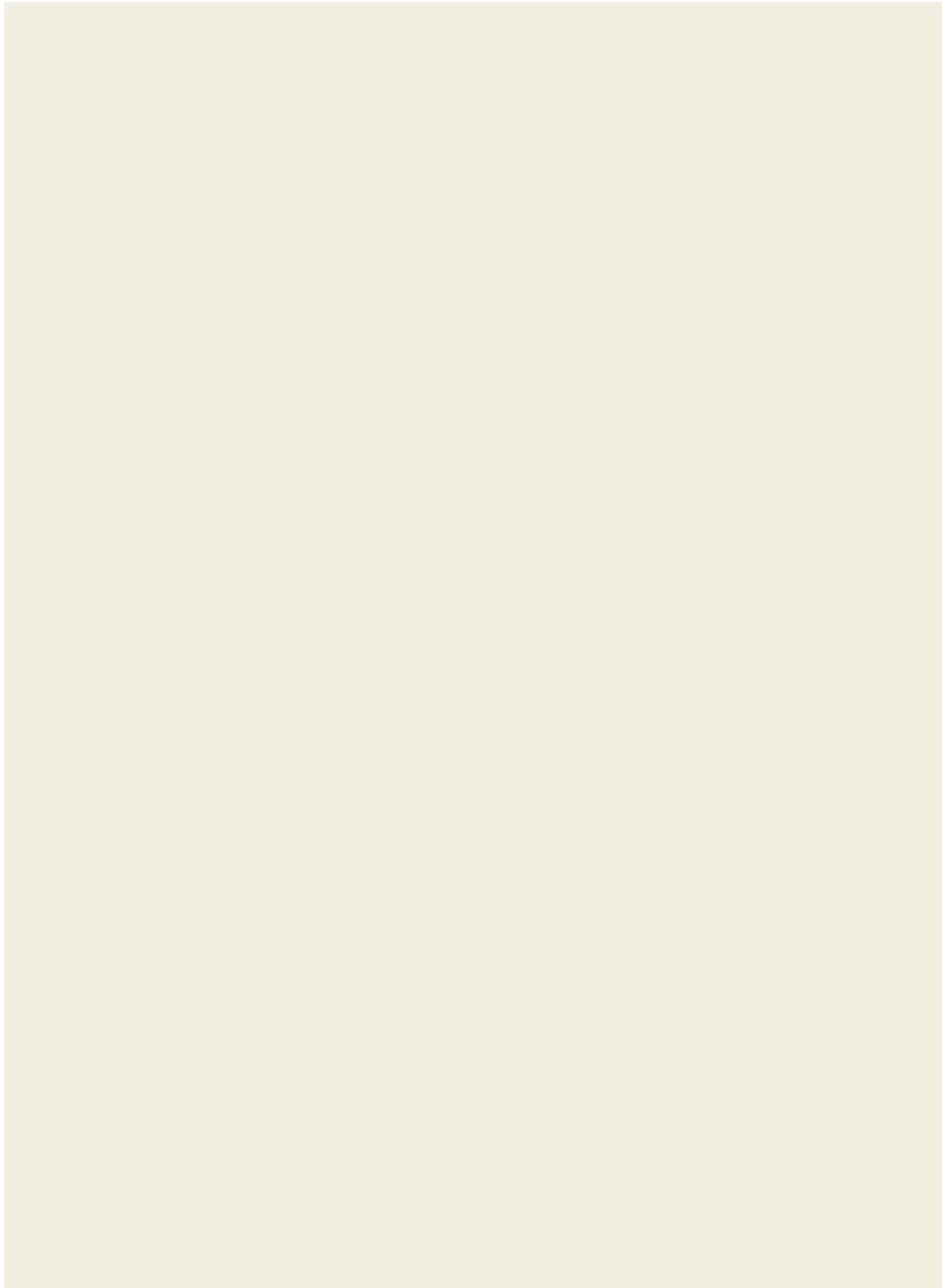
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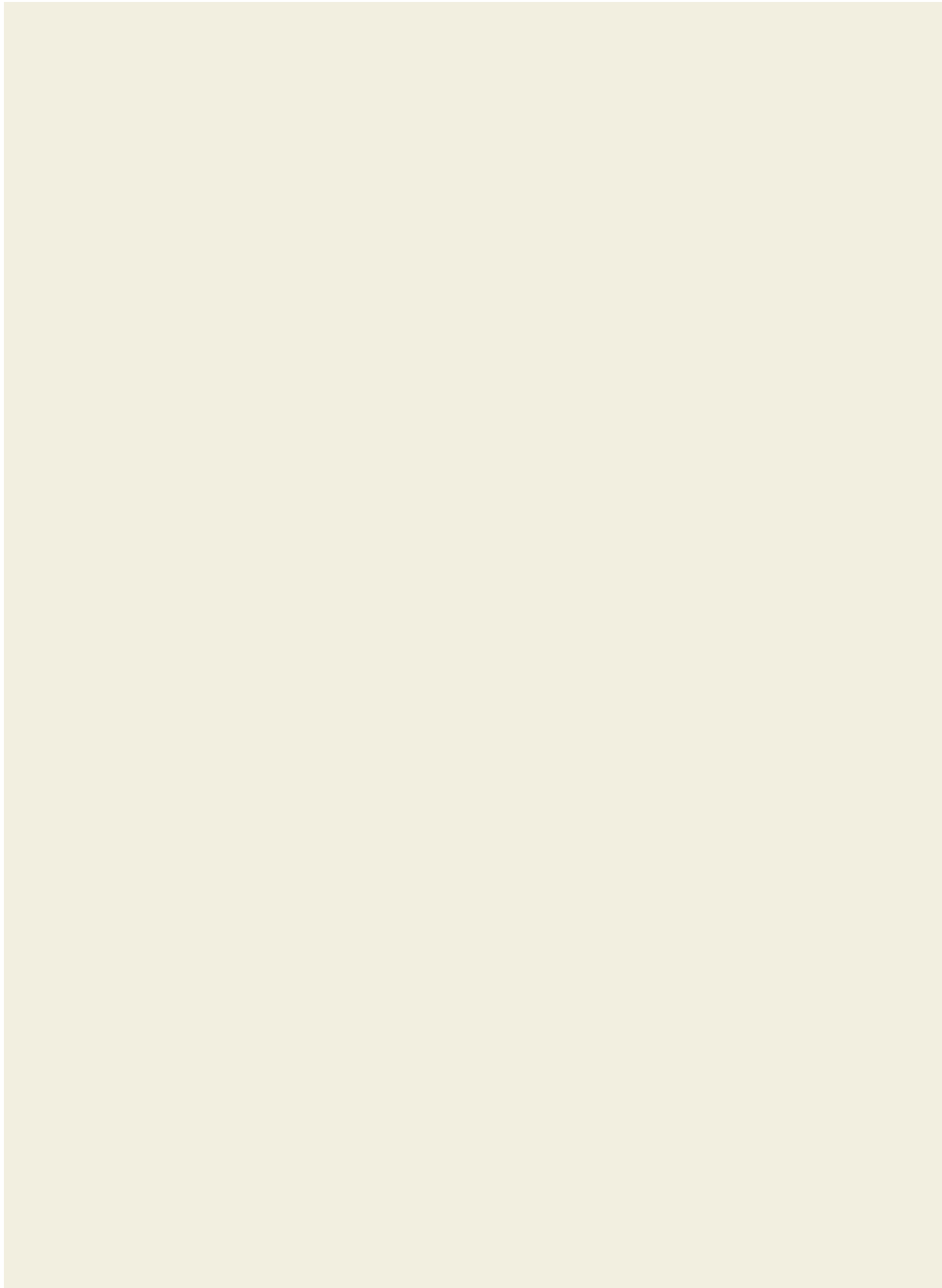
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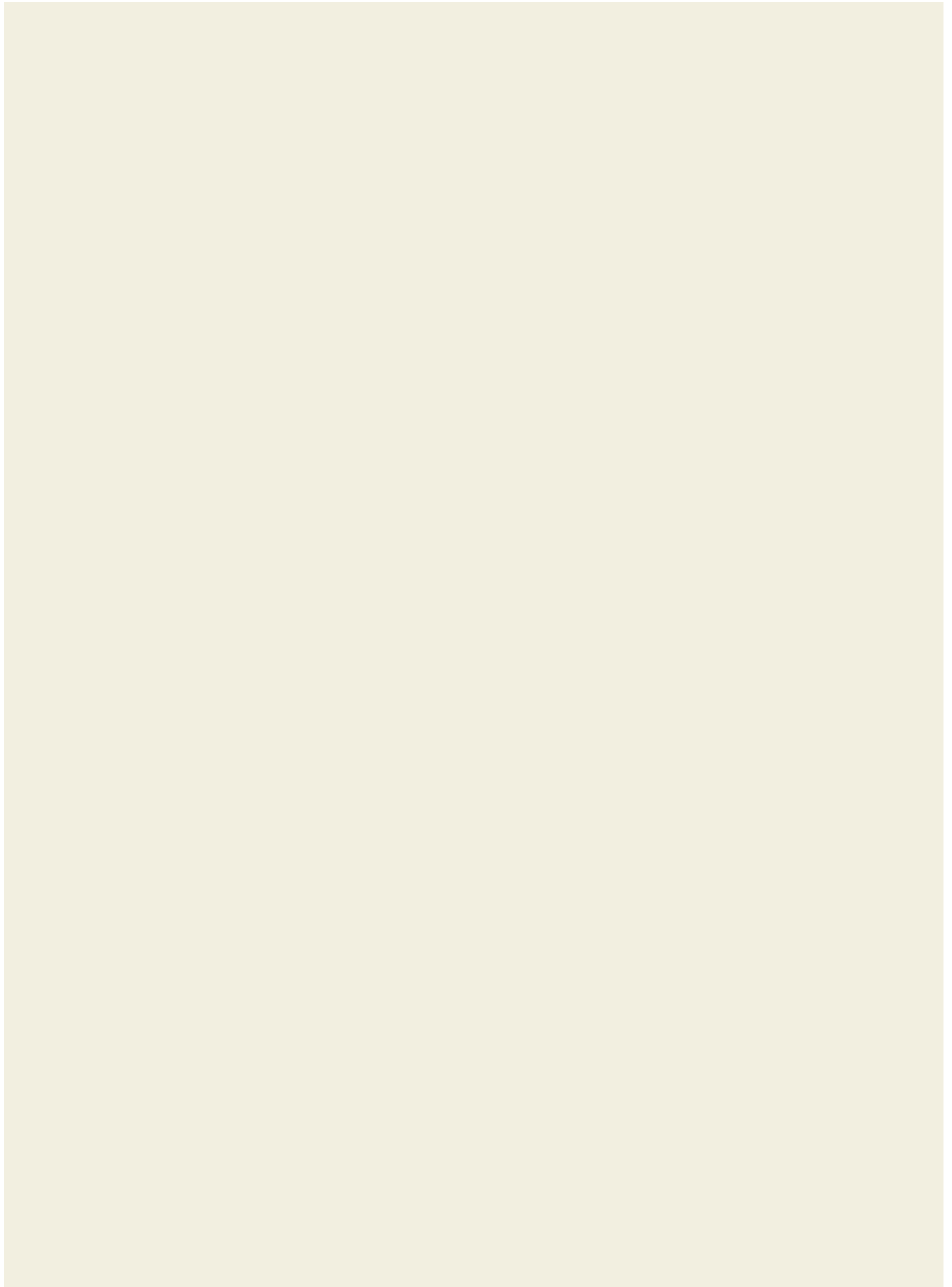
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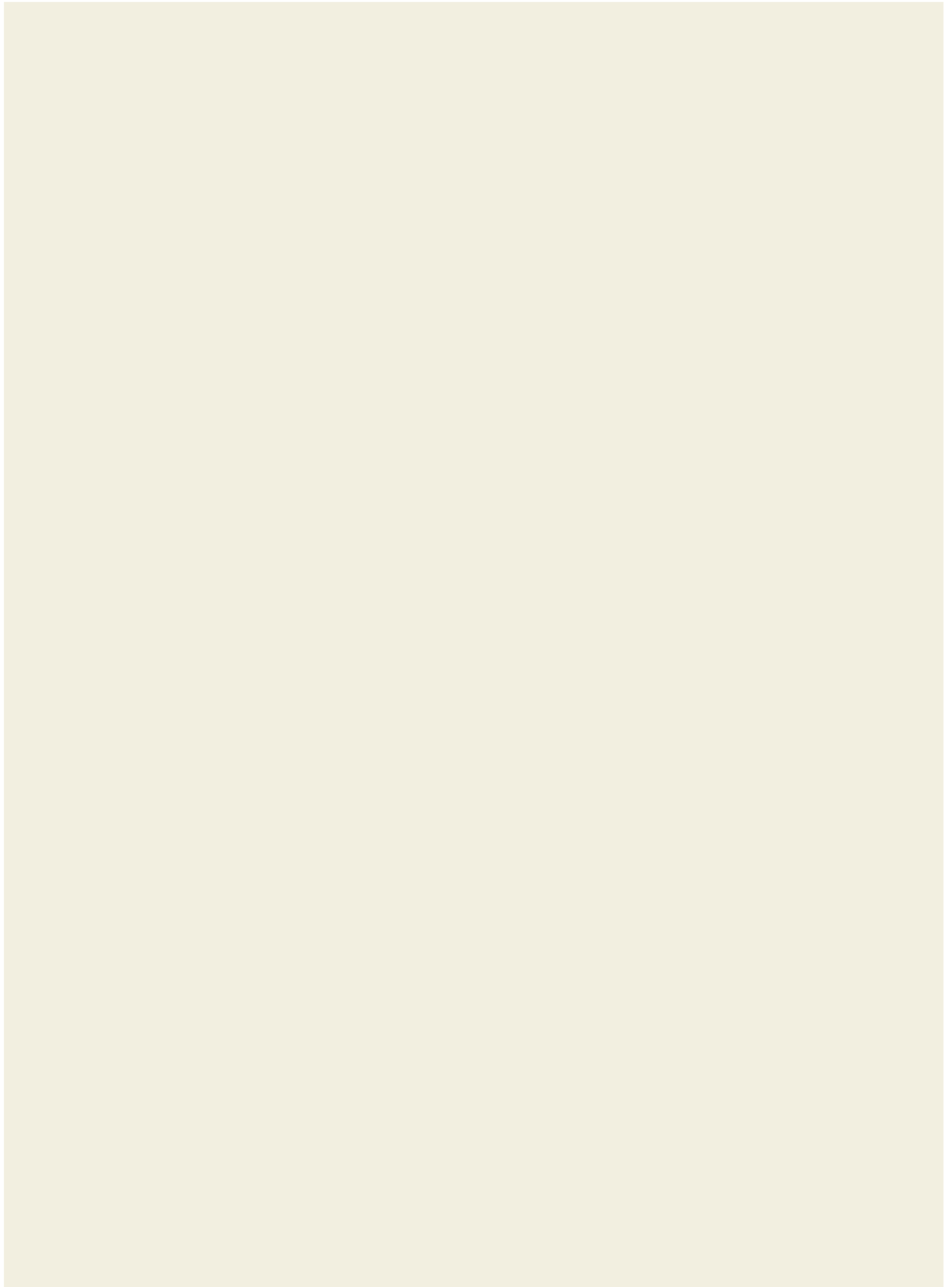
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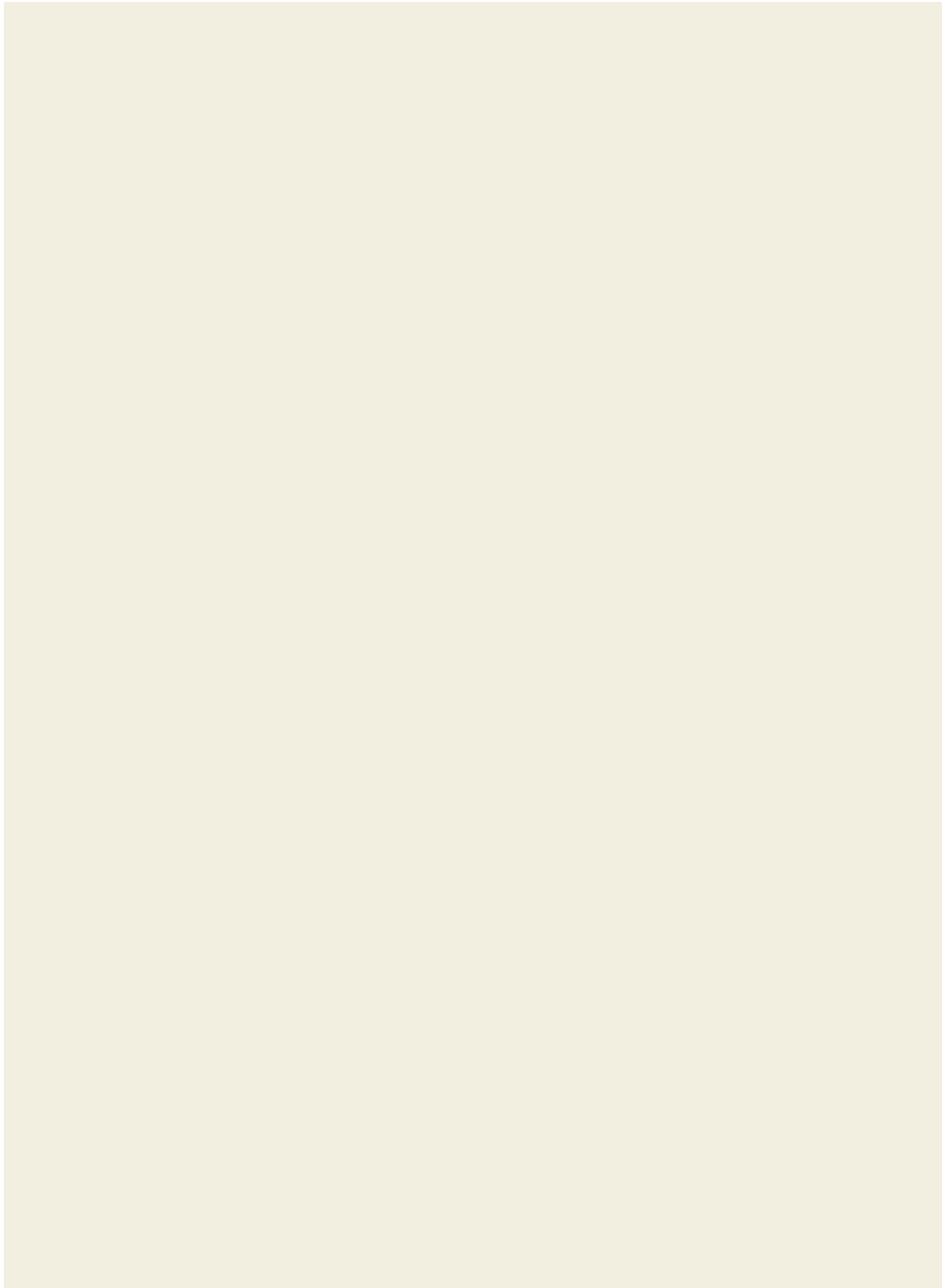
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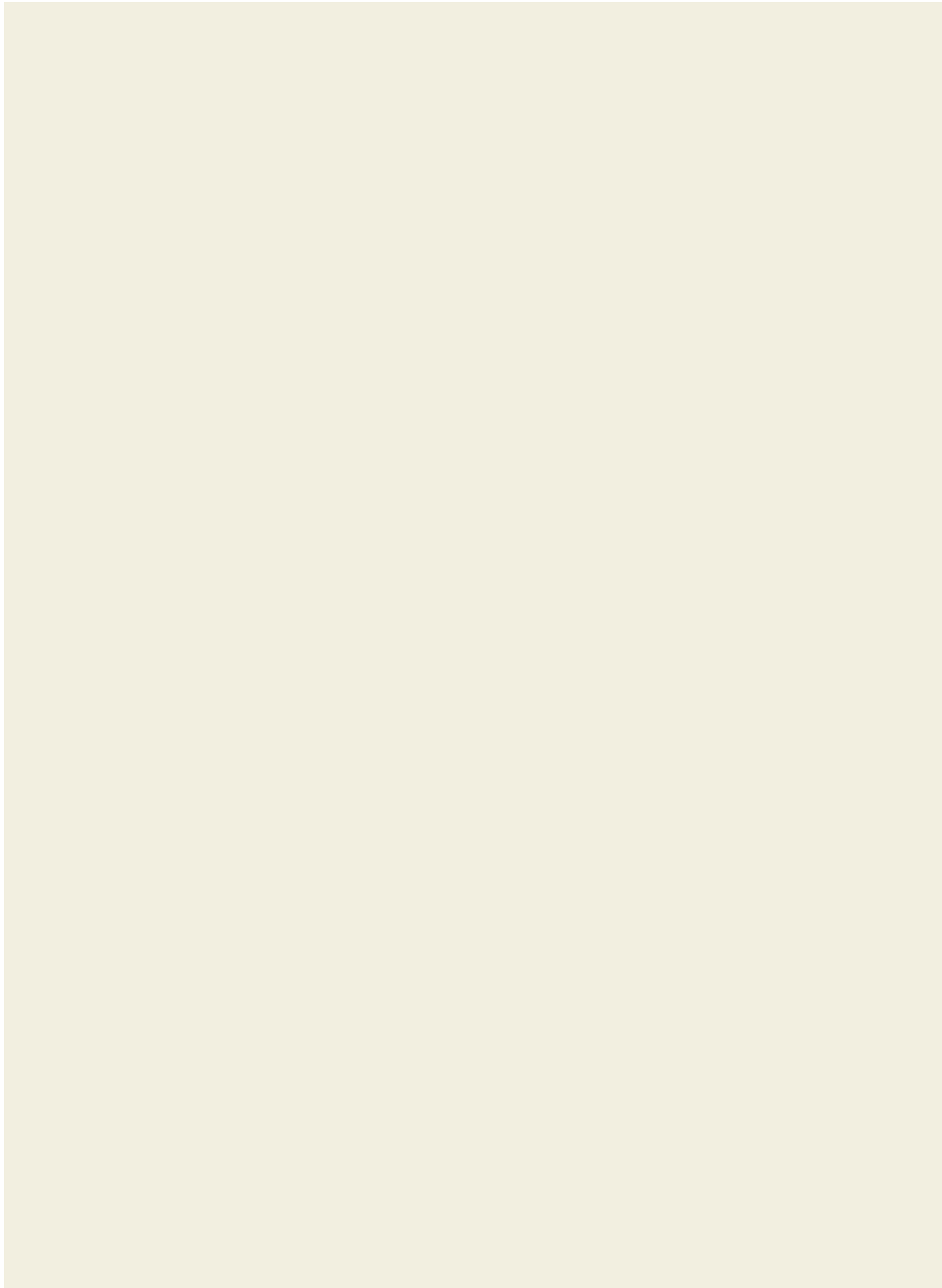
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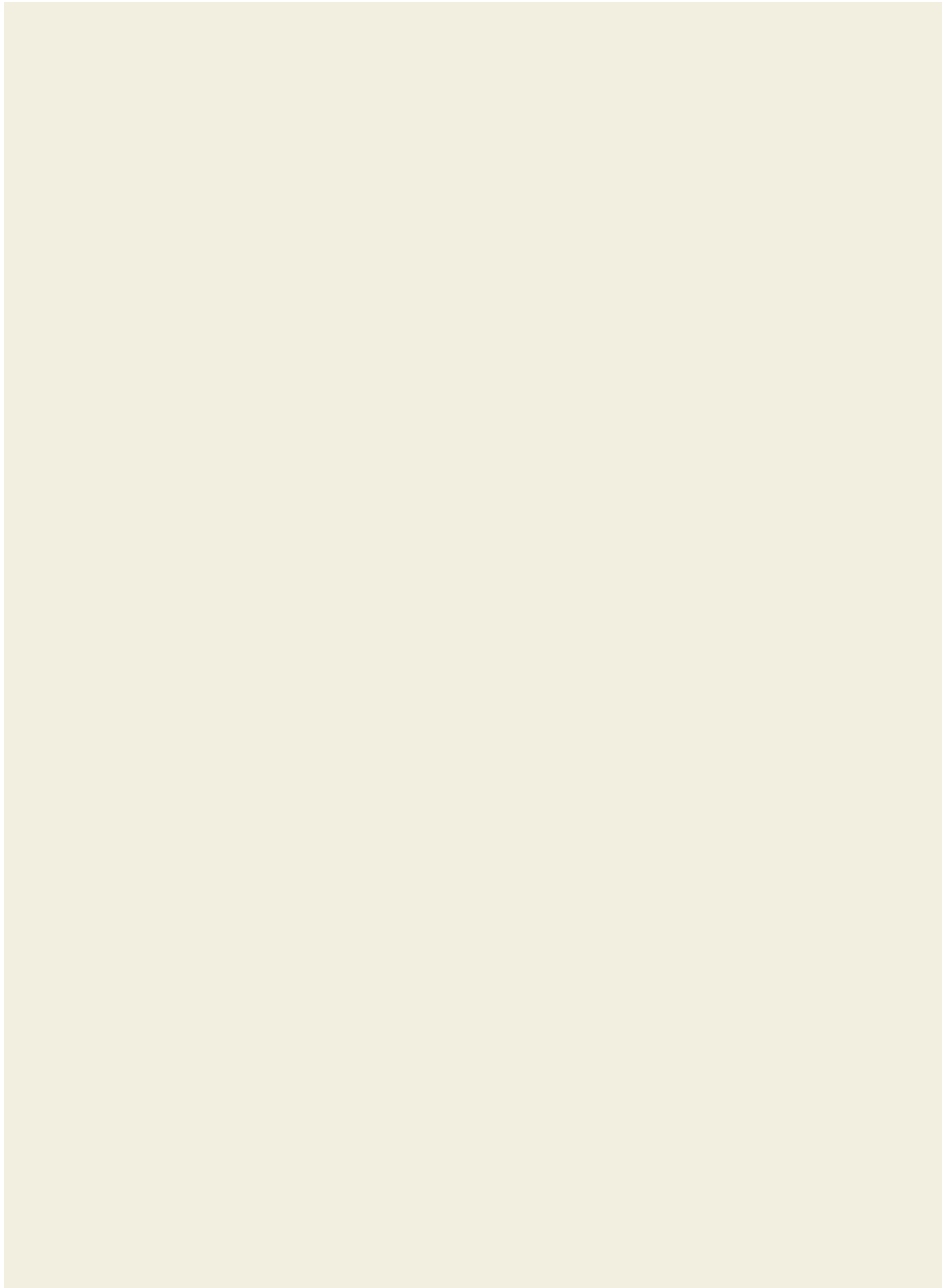
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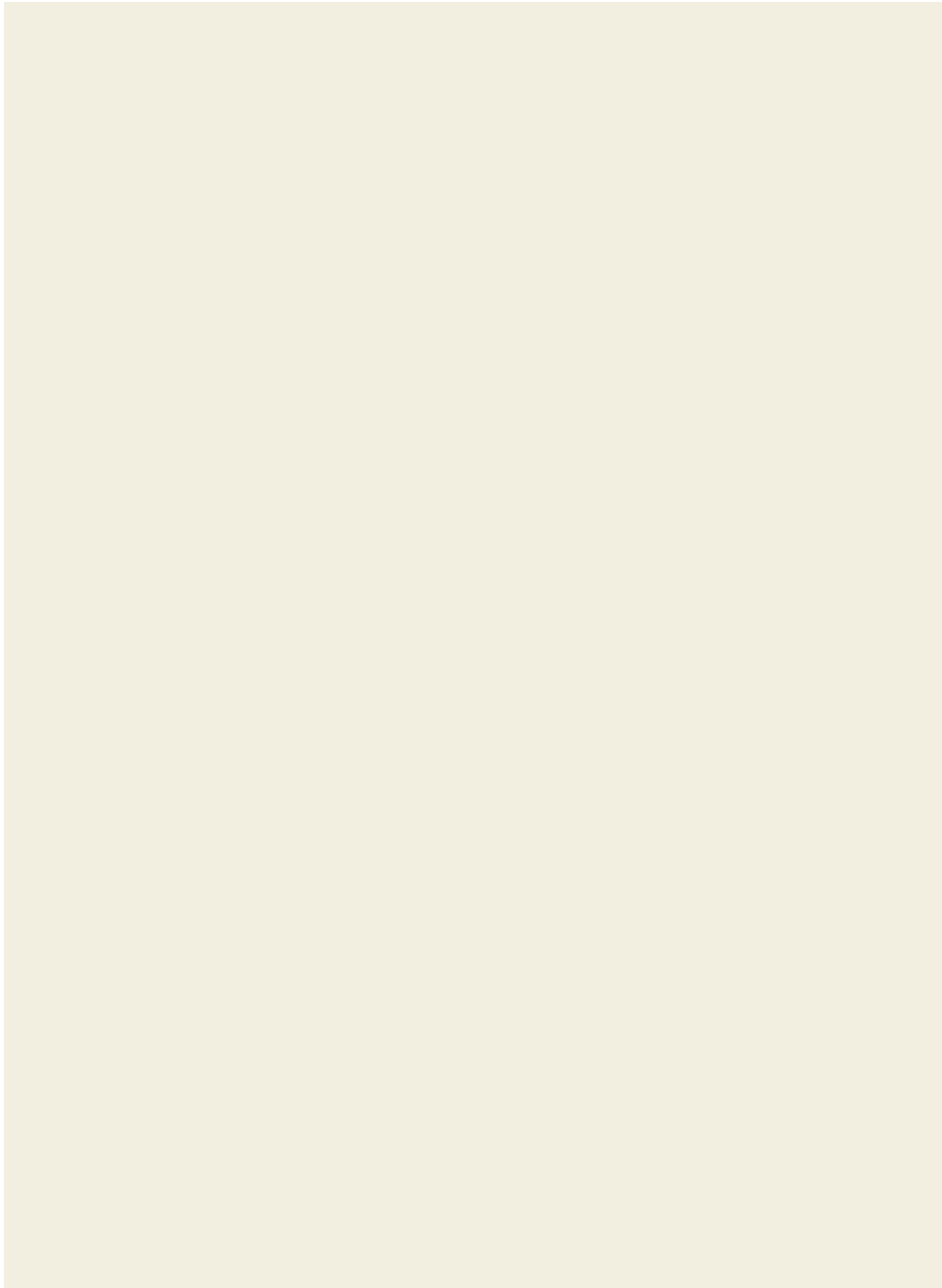
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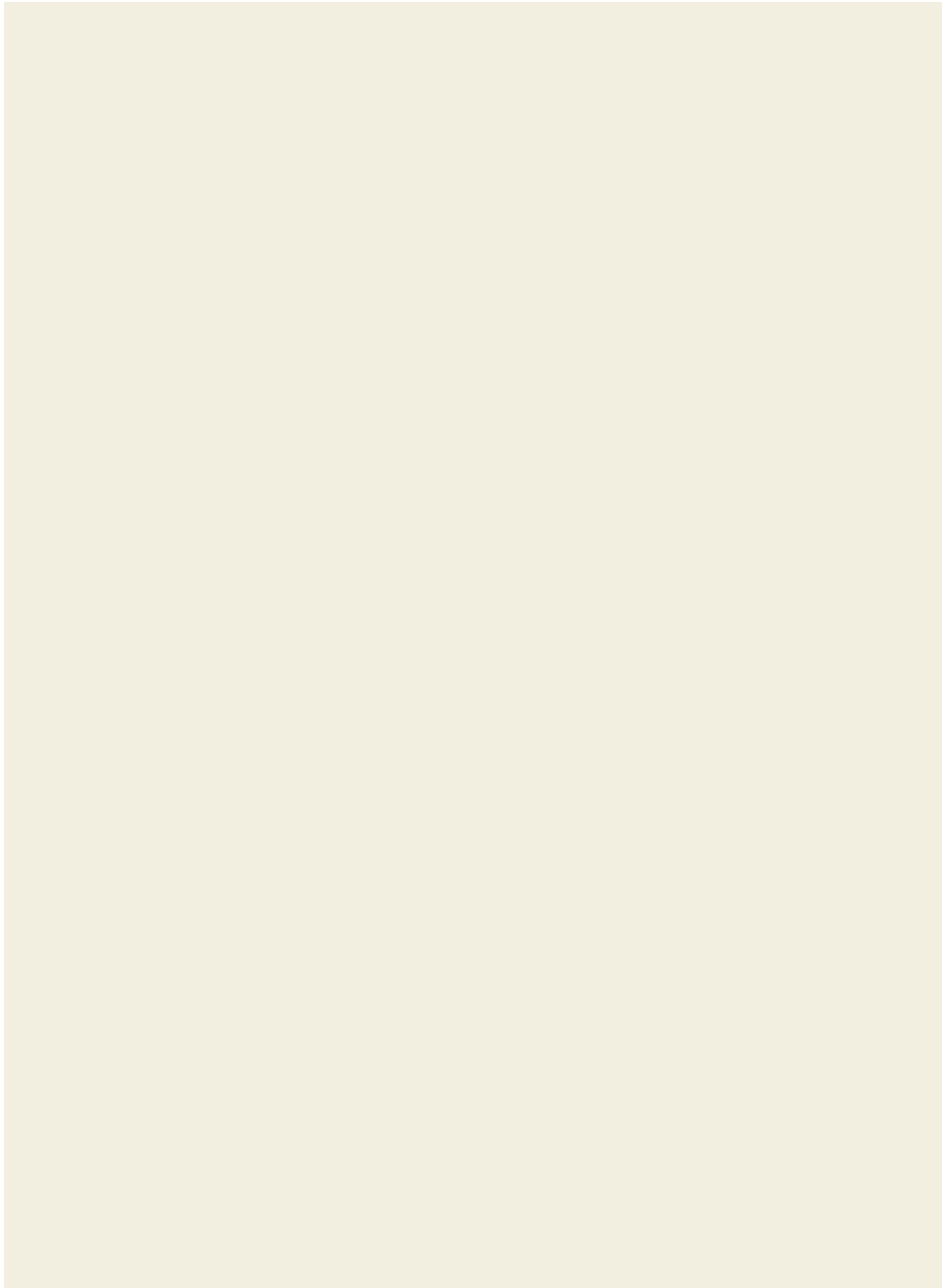
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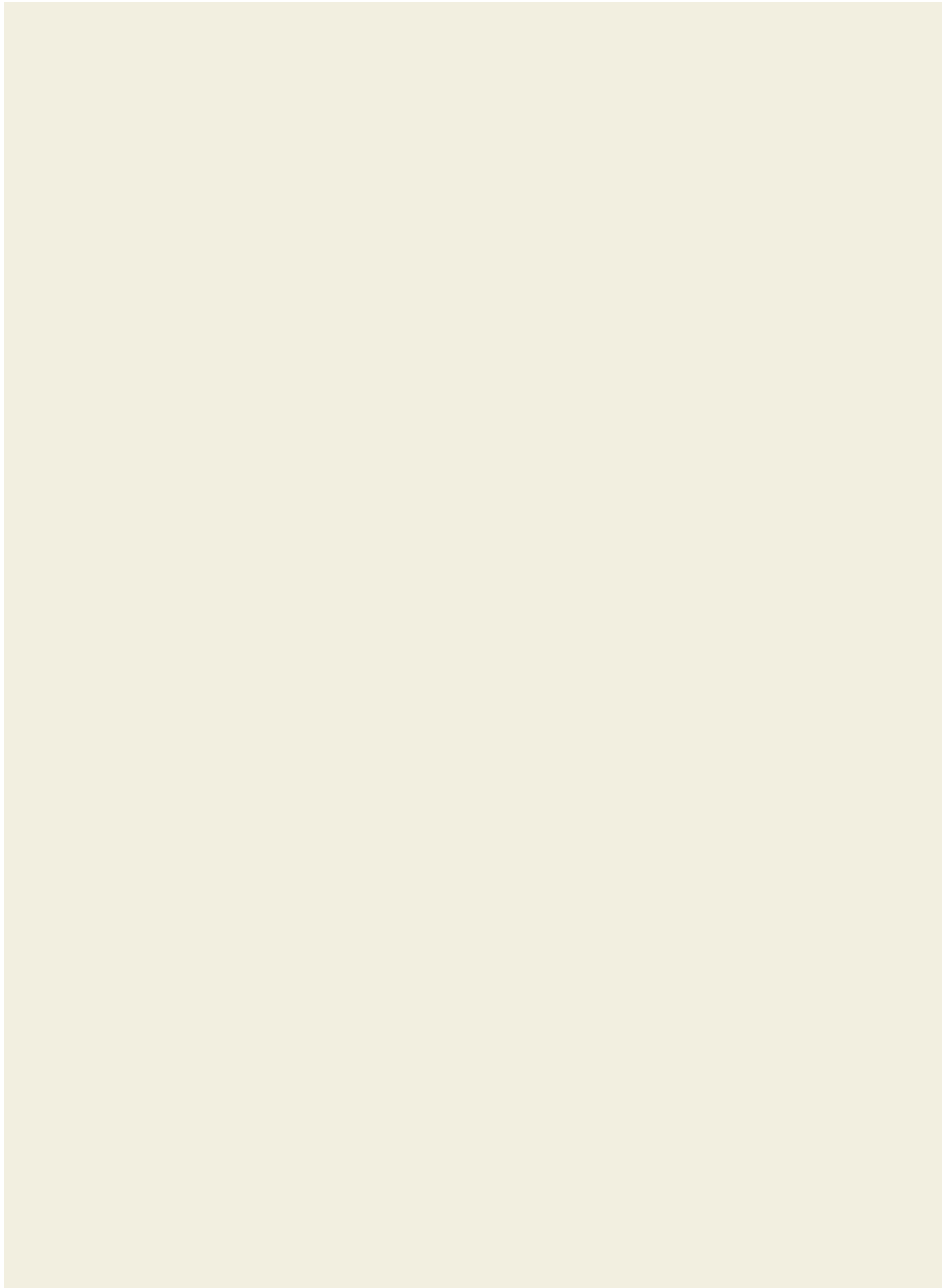
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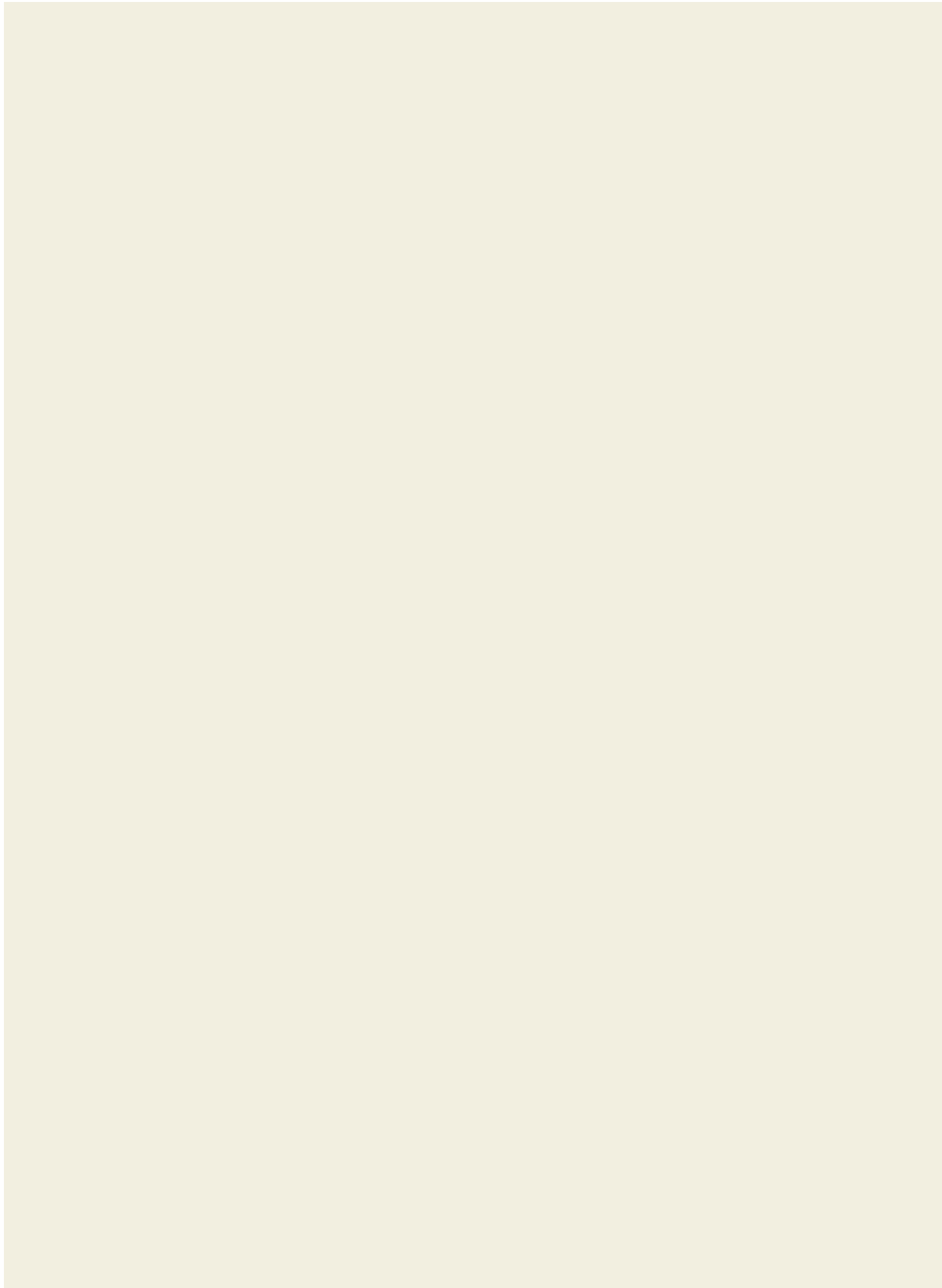
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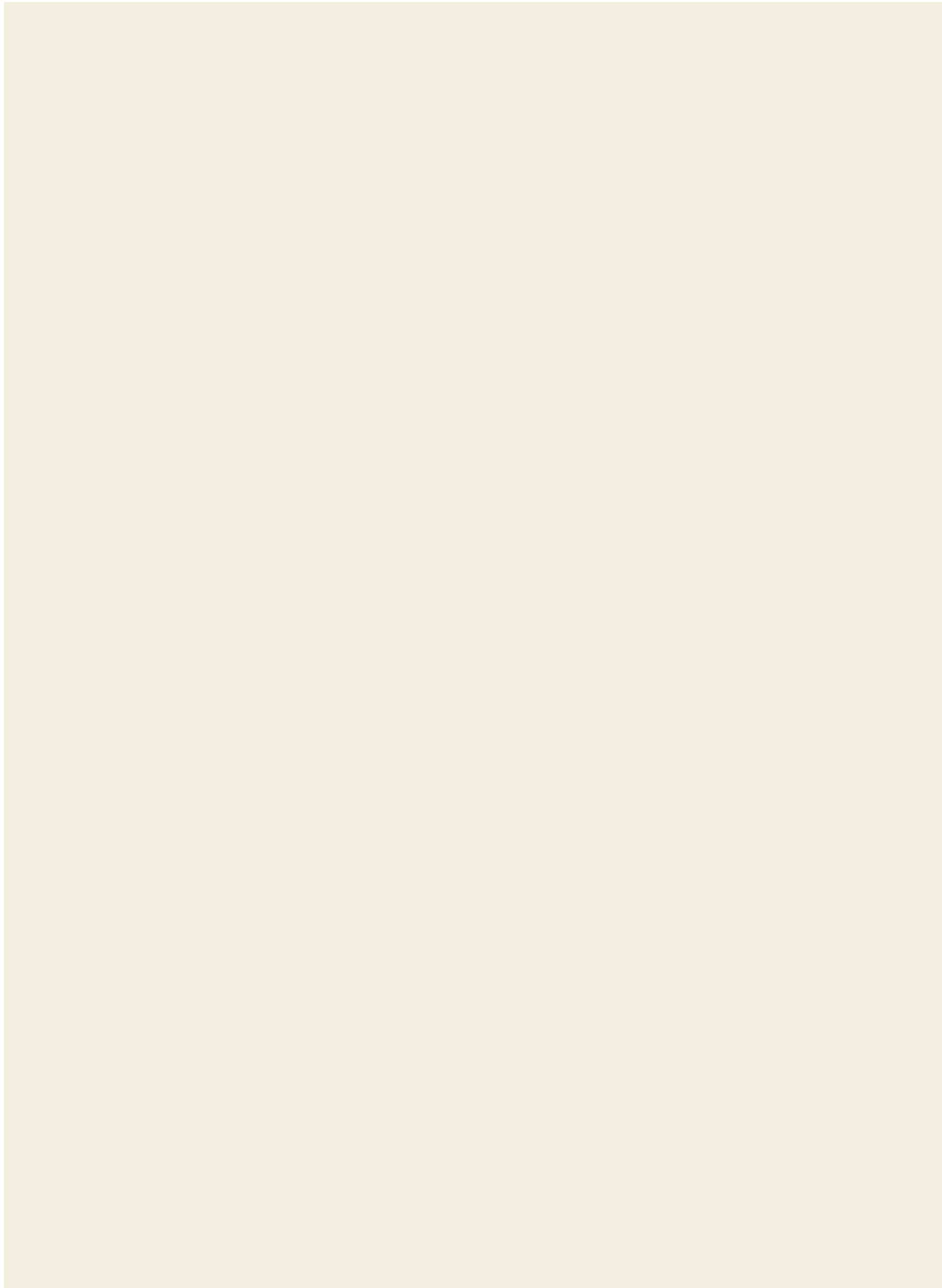
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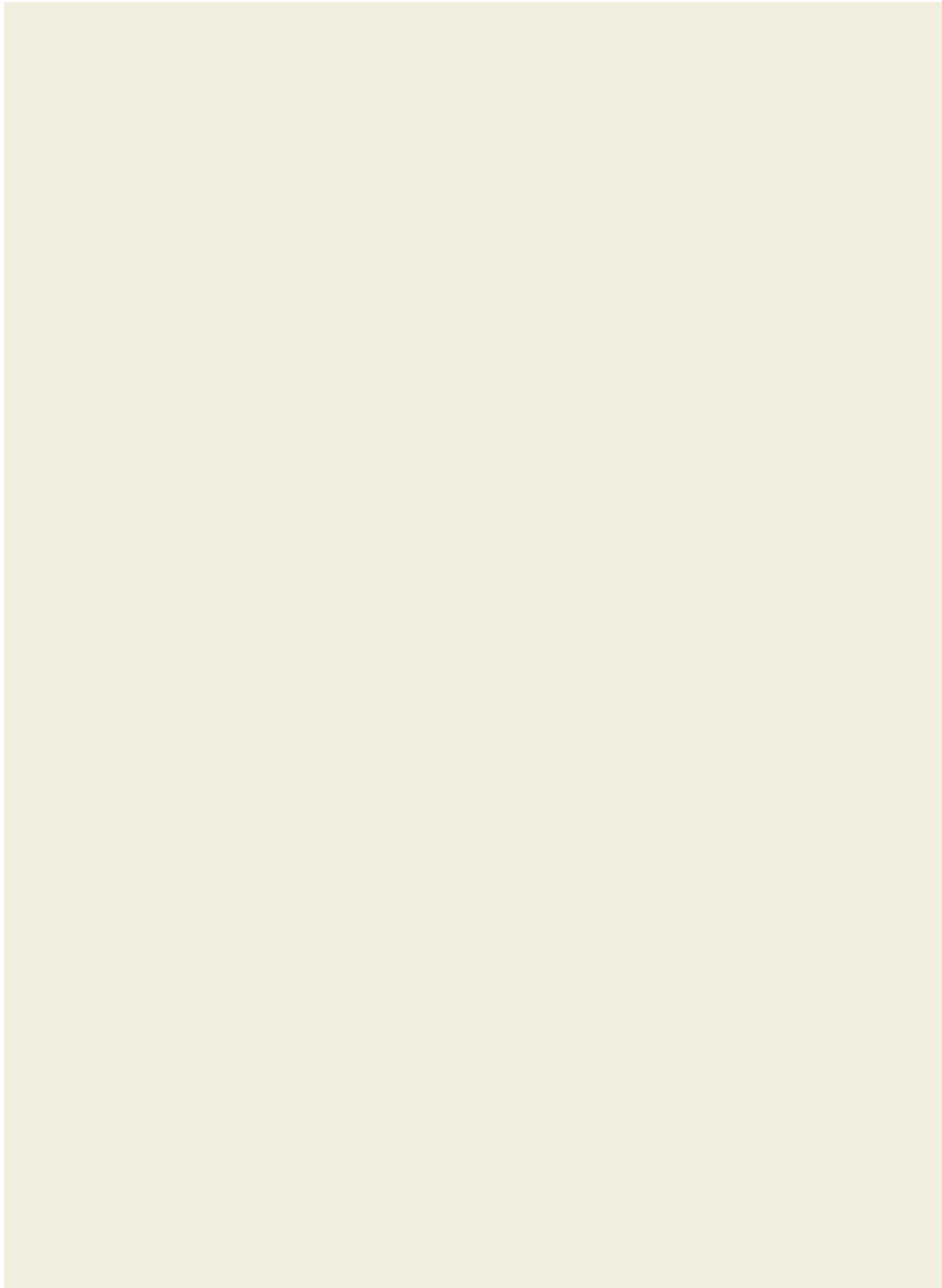
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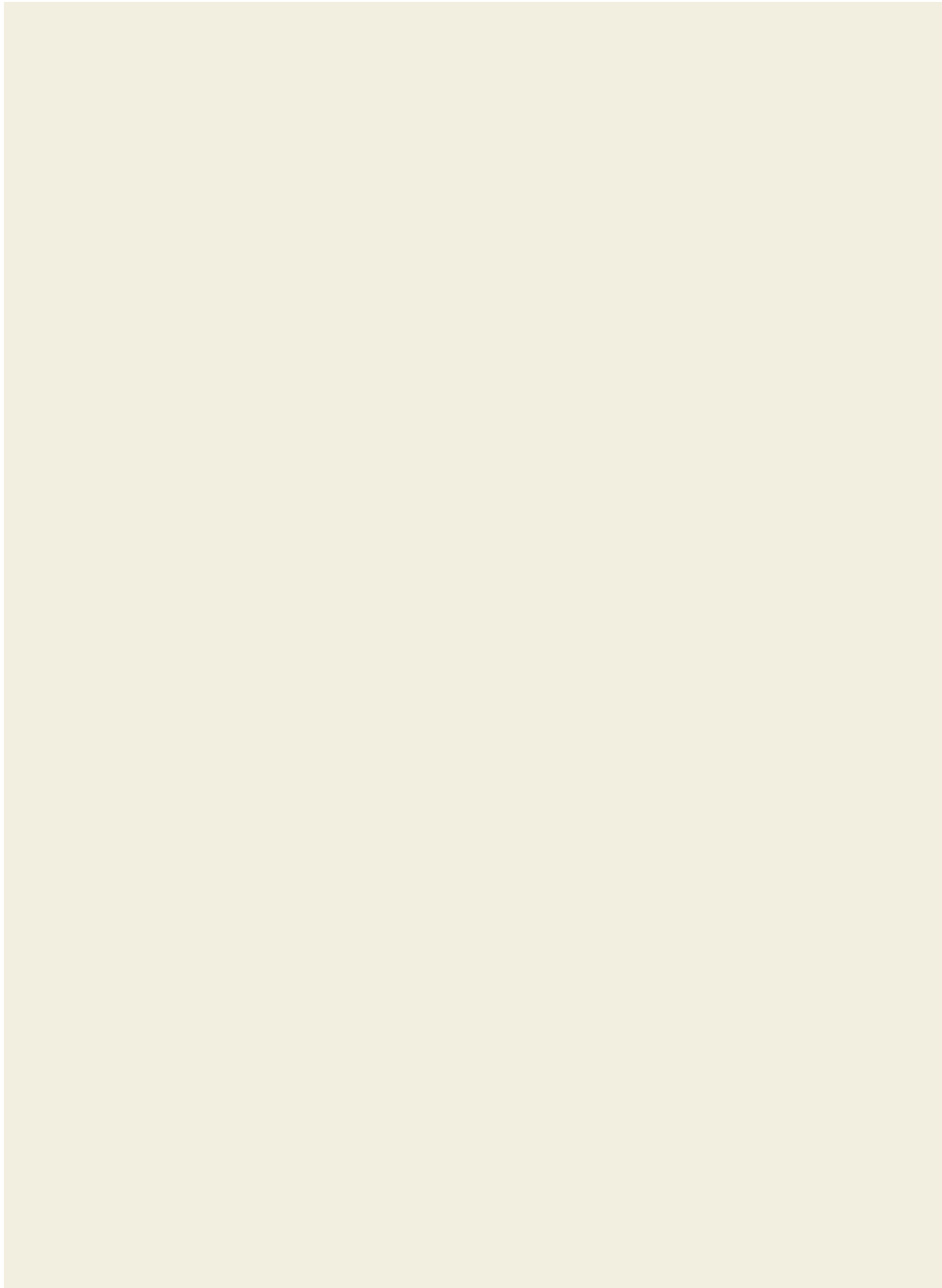
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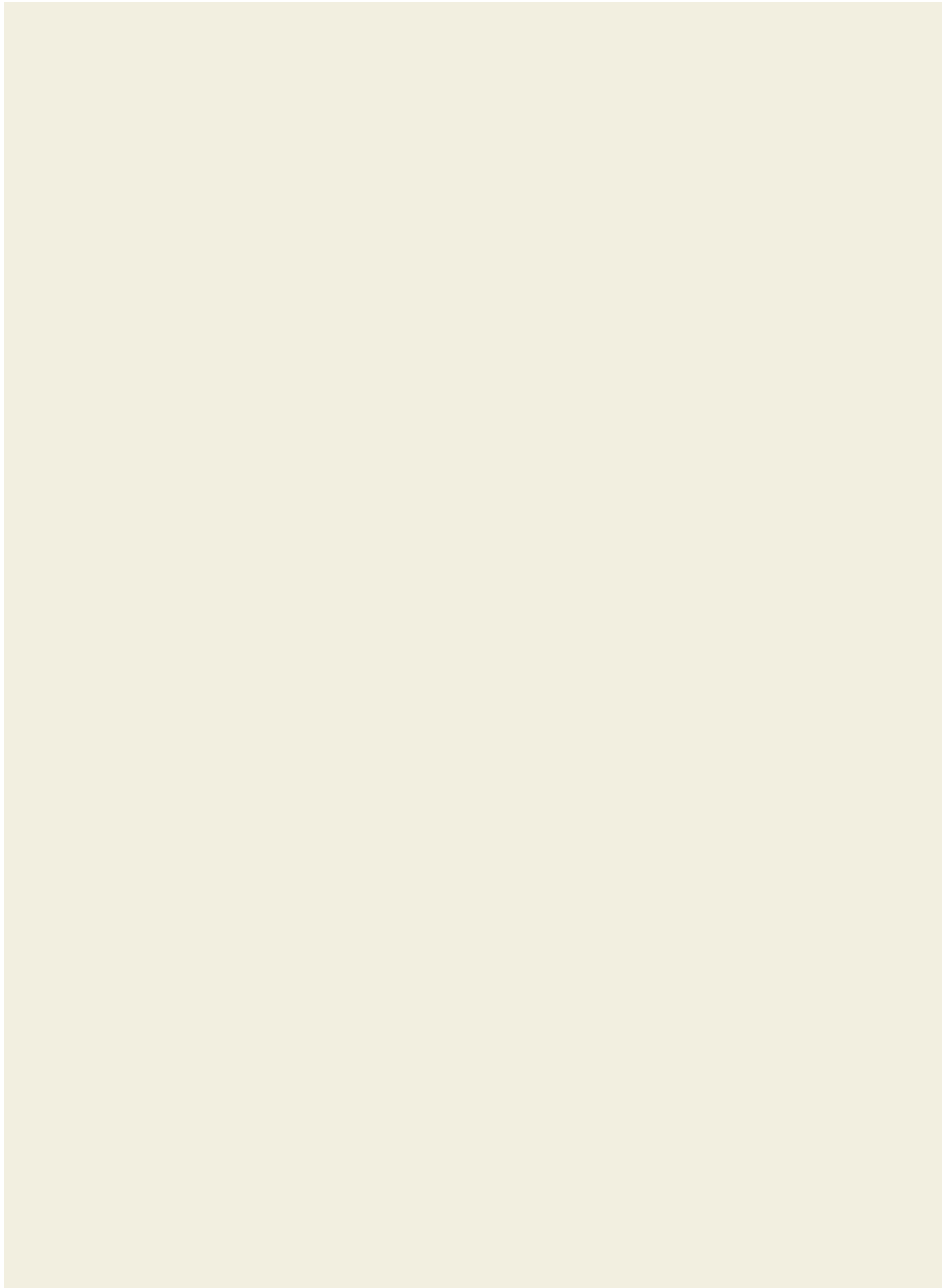
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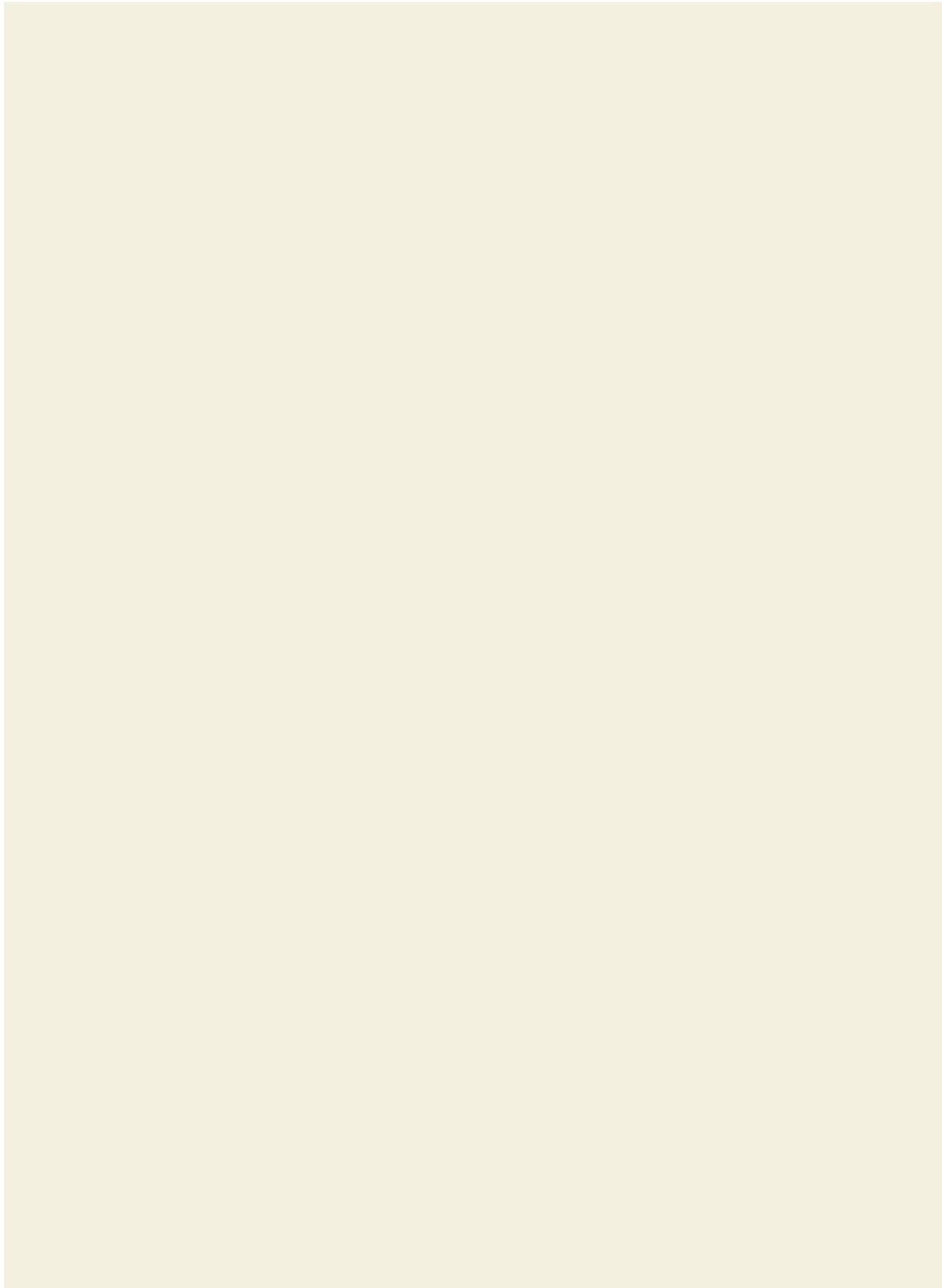
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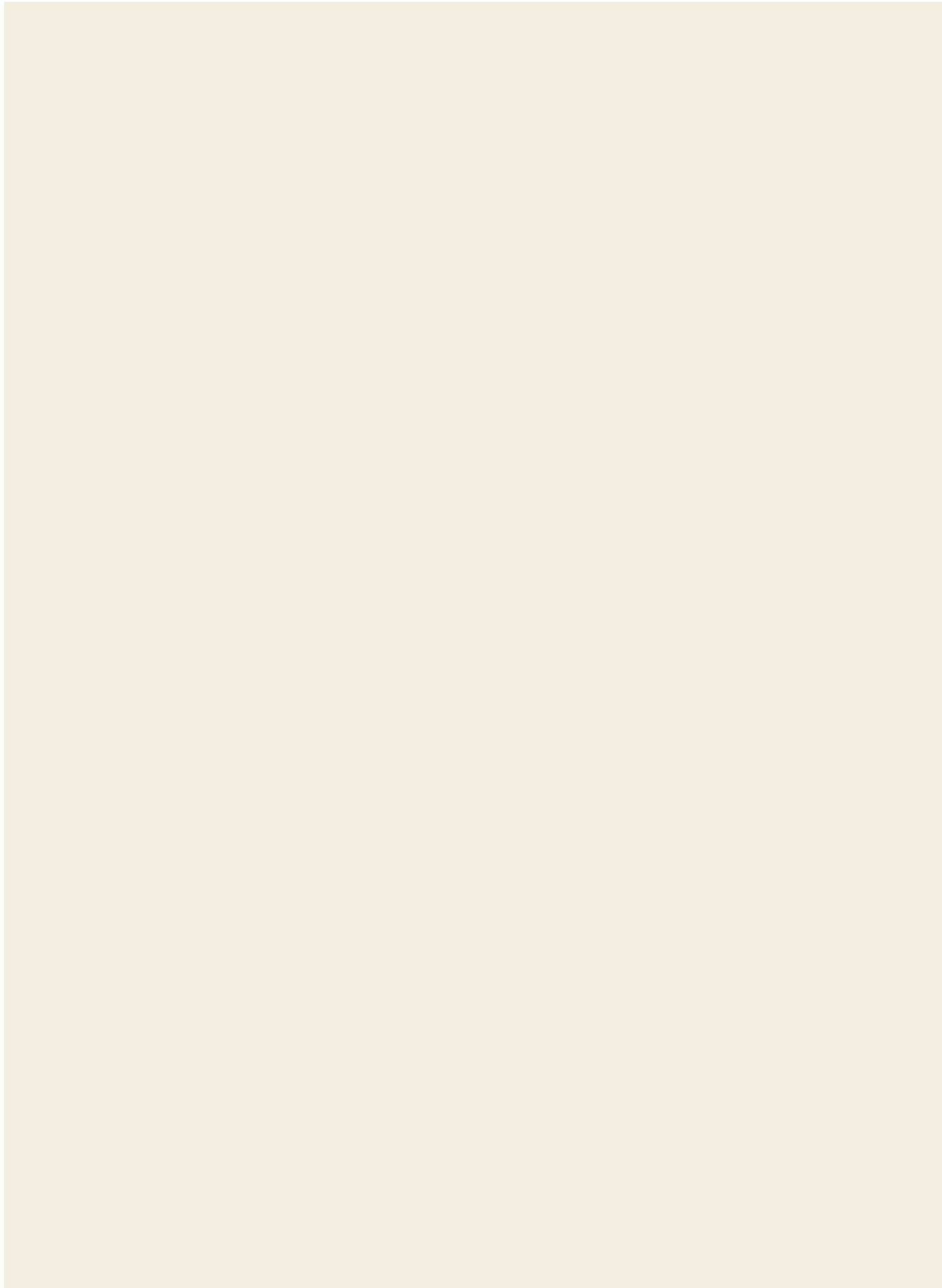
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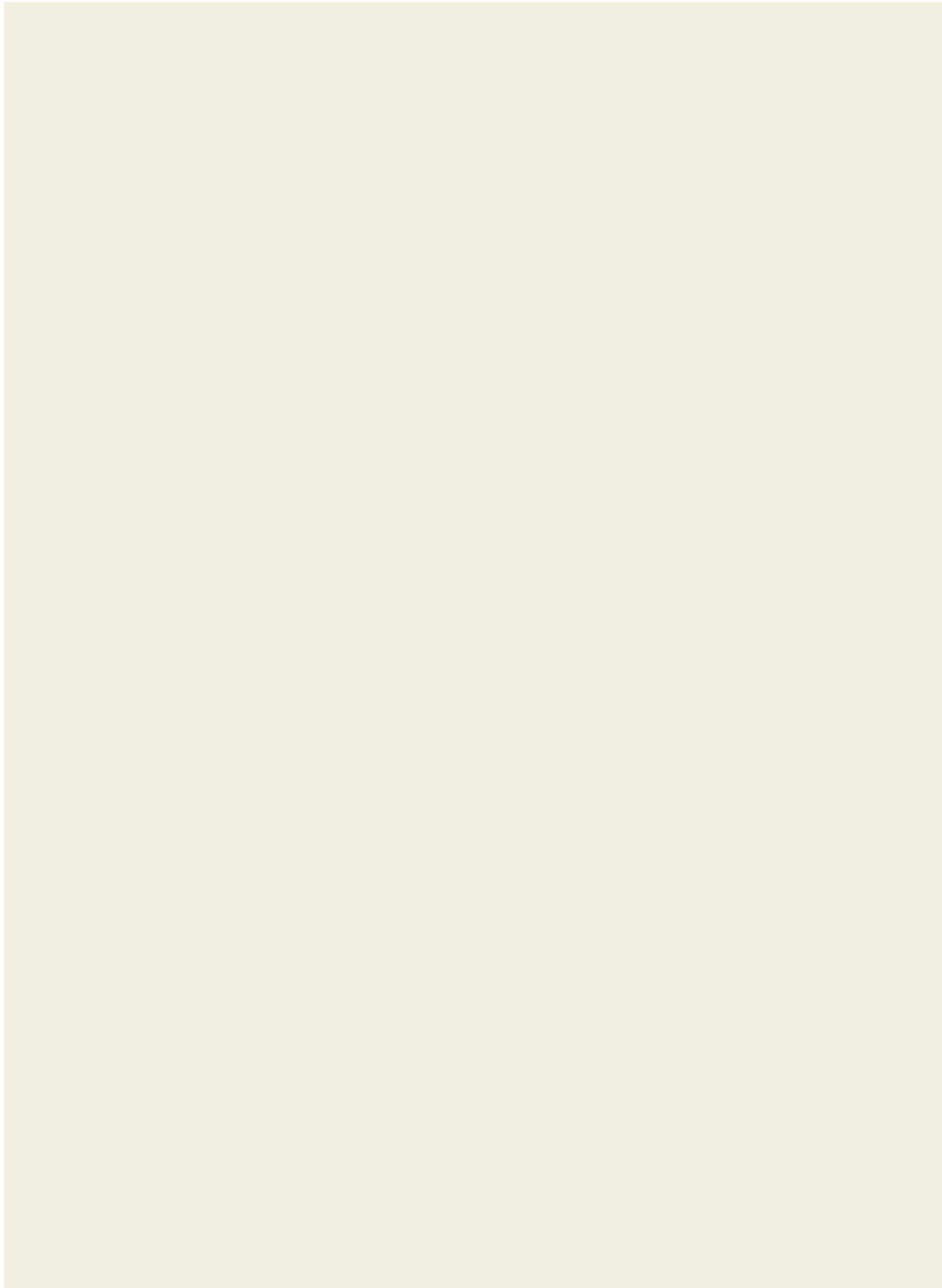
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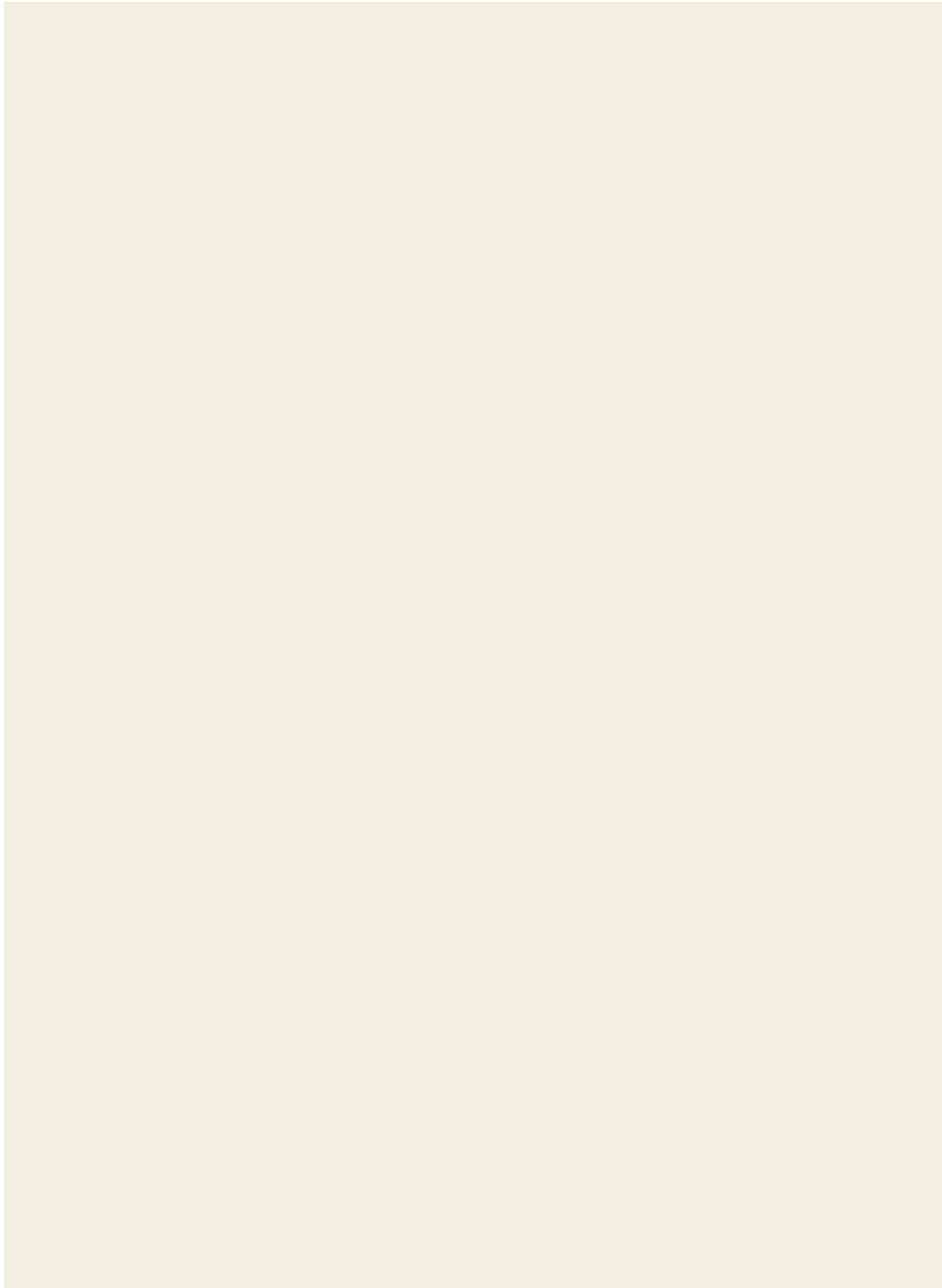
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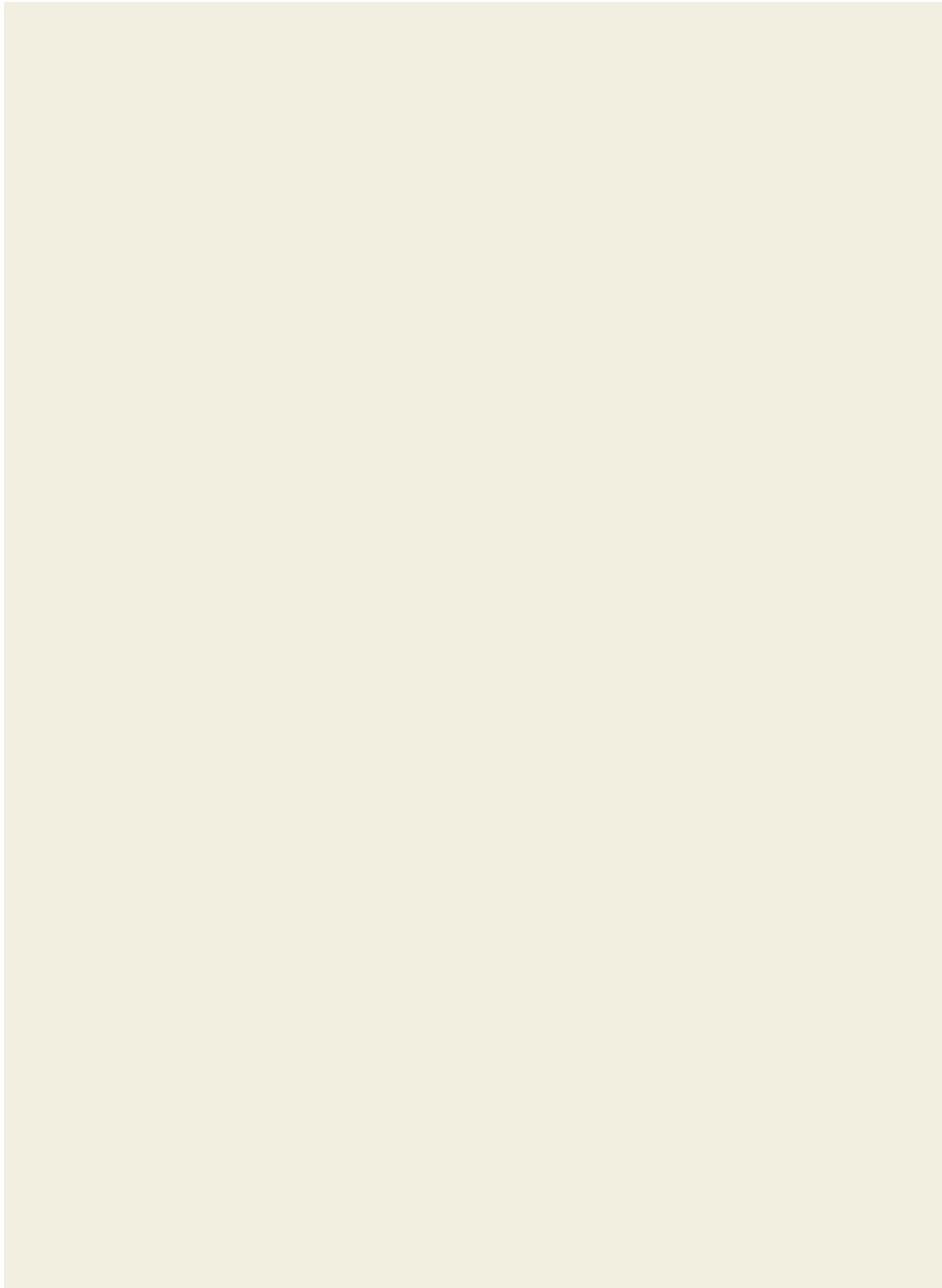
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