

# Devonshire Avenue

Allestree, DE22 2AT

John German



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£499,995

**Period family home located in a highly sought after part of Allestree. Fully renovated and extended in recent years to create a stylish, flexible living space featuring a light filled open plan living dining kitchen with bi-fold doors overlooking a lovely landscaped garden. Viewing highly recommended.**



Entrance into this lovely home is via an arched recessed storm porch with a quarry tiled floor and leaded glazed front entrance door with matching windows and top lights, this design is a real feature of properties built in the 1930's.

The entrance hall has stairs rising to the first floor with bespoke understairs storage, glazed doors leading off to the ground floor accommodation and the original wood flooring.

The well laid out open plan living area has been extended across the rear of the property with bi-fold doors and ceiling skylights which fill the space with natural light. The kitchen is fitted with a range of base and eye level units with wooden worktops which extend to form a breakfast bar. There is a one and a half bowl sink unit with mixer tap and hose attachment, tiled splashbacks, an integrated dishwasher and fridge and an electric range cooker with extractor hood over. A large space remains for a family dining table and soft furnishings.

To the front of the property the sitting room is also open plan and features a large bay window, and a fireplace with a log burning stove and built-in storage cupboards on either side and open shelving above.

The utility room has been fitted with a matching range of base units with a wooden worktop, inset sink with mixer tap, tiled splashbacks above and open shelving above with a brass drying rail. There is hanging space for coats and an entrance door to the side, courtesy door to the garage and a door into the ground floor WC.

On the first floor a central landing with period doors fitted with antique hardware leads to the bedrooms, bathroom and shower room.

There are two very generous double bedrooms with the front bedroom featuring a bay window, the mirror of the one below and there are two further well proportioned single bedrooms.

The bathroom is fitted with a claw foot roll top bath, a low flush WC, pedestal wash basin and a period style radiator. There is a discreet large built-in cupboard housing the central heating boiler and providing additional storage.

The shower room is fitted with a wall mounted vanity wash basin with storage beneath, a low flush WC and a large fully tiled shower enclosure.

Outside to the front on the house is a wide block paved driveway providing side by side off road parking for three vehicles with one electric car charging point. Gated access along the side of the house leads to a fully enclosed rear garden which enjoys a high degree of privacy being not at all overlooked from the rear. The garden has been landscaped to provide a paved and decked seating area with bench seating and raised planting, paved and gravelled outdoor dining area with lovely, planted borders leading onto a raised lawn to the rear of the garden with ornamental borders and a lovely old apple tree which produces loads of lovely fruit as well as a cherry tree. Timber garden shed.

The garage is fitted with a roller door with power and lighting connected and a courtesy door into the utility room.

Please note that significant alterations have been made at the property since it was purchased in 2017. In addition to the two extensions, a new roof has been installed with new insulation, added insulation to the floors, a full new central heating system and new double glazing throughout.

**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:** Traditional

**Parking:** Drive

**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:** JGA/16072025

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VEG LIFE

John German











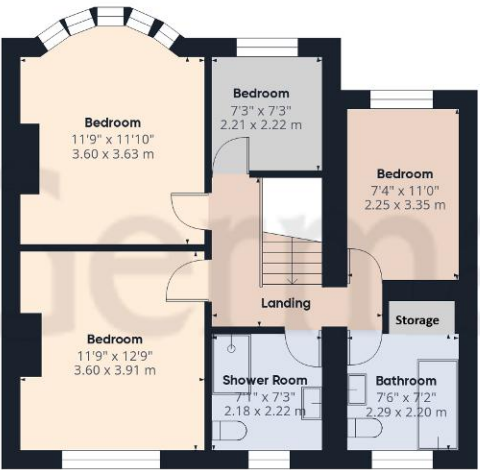






Ground Floor

Approximate total area<sup>(1)</sup>  
1519 ft<sup>2</sup>  
140.9 m<sup>2</sup>



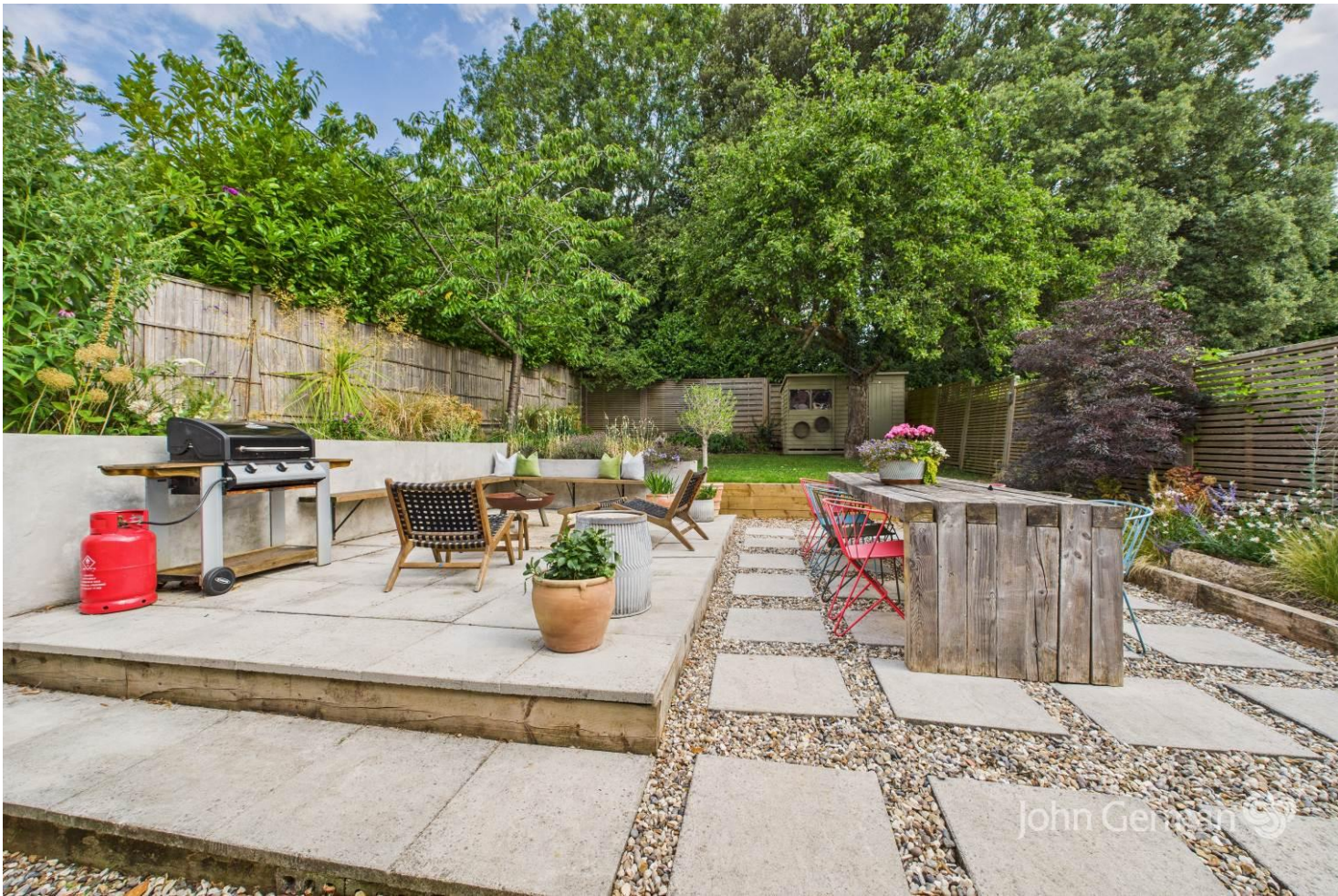
Floor 1

(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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### 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.

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**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		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		



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