



Park Lane
Allestree Derby



Property Description

Hall and Benson are pleased to market this charming two-bedroom semi-detached cottage which perfectly blends period character with comfortable modern living. From the moment you step inside the light-filled conservatory, you're welcomed by a warm and homely atmosphere that continues throughout. The property features two inviting reception rooms, a well-equipped kitchen, and a delightful tiered garden to the rear.

With its exposed features, cosy cottage feel, and generous proportions, this home presents an excellent opportunity for those seeking a property full of charm and personality, in one of Allestree's most desirable settings.

Conservatory/Entrance

A charming and welcoming entrance to the home, the conservatory provides an inviting space filled with natural light

Kitchen

10' 5" x 8' 8" (3.17m x 2.64m)

Situated just off the conservatory, the kitchen offers a well-planned layout with ample storage, worktop space, and room for appliances.

Dining Room

12' 5" x 7' 7" (3.78m x 2.31m)

Located towards the rear of the property, this versatile reception space can serve as a formal dining room or second sitting room.

Lounge

10' 9" x 11' 9" (3.28m x 3.58m)

A cosy and inviting lounge featuring a central focal point of a feature fireplace.

Landing

Bedroom One

10' x 8' 4" (3.05m x 2.54m)

A generous double bedroom with ample space for furnishings.

Bedroom Two

11' 9" x 10' 5" (3.58m x 3.17m)

Another well-proportioned room, ideal as a guest bedroom, maintaining the same cottage charm found throughout the home.

Bathroom

A spacious family bathroom featuring a four-piece suite comprising a bath, separate shower enclosure, wash hand basin, and low-level WC.

Outside

The rear of the property boasts a delightful tiered garden.

Location

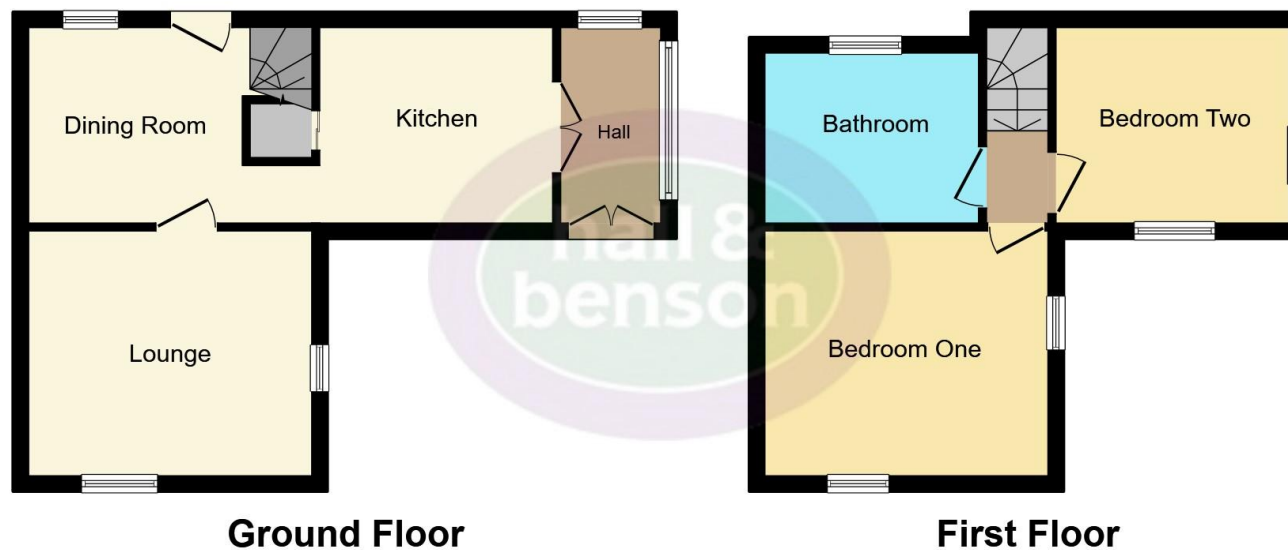
Set on Park Lane, one of Allestree's most desirable addresses, this property benefits from a peaceful yet convenient location.

Excellent road links connect to Derby city centre, the A38, and the wider motorway network, making it an ideal spot for commuters and families alike.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

T 01332 555 945
E allestree@hallandbenson.co.uk

E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating: D Council Tax
 Band: B

view this property online hallandbenson.co.uk/Property/ATR102598

Tenure: Freehold



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