





### 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.









**Ground Floor**



**First Floor**

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EPC Rating: D    Council Tax  
 Band: B

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Tenure: Freehold



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