

# Fletcher & Company

17 Tresillian Close, Darley Abbey, Derby, DE22 2AG

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Offers Around £295,000

Freehold

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- No Upward Chain
- Superb Location
- Porch & Entrance Hall
- Spacious Lounge with Feature Fireplace
- Dining Room & Kitchen
- Double Bedroom with En-Suite Bathroom
- Two Further Bedrooms & Bathroom
- Private Enclosed Rear Garden
- Good Sized Driveway
- Close to Excellent Amenities





## Summary

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A superbly positioned, three bedroom, detached bungalow occupying a quiet cul-de-sac location in popular Allestree. The property is sold with the benefit of no upper chain and features porch, entrance hall, spacious lounge, fitted kitchen, dining room, three bedrooms, one with en-suite bathroom plus separate bathroom.

To the front of the property is a good sized driveway and to the rear is a well-established, private garden.

# F&C

### **The Location**

Allestree is a popular suburb of Derby noted for its excellent amenities including Park Farm shopping centre, a selection of primary schools, Woodlands secondary school, easy access into Derby City centre and excellent transport links. Nearby parks include Markeaton and Darley park which provide pleasant open spaces.

### **Accommodation**

#### **Porch**

9'1" x 4'0" (2.77 x 1.22)

A UPVC double glazed entrance door with matching sidelight provides access to porch with door to hallway.

#### **Hallway**

16'8" x 2'11" (5.10 x 0.90)

Having a central heating radiator, oak flooring and access to loft space.

#### **Lounge**

15'3" x 11'11" (4.66 x 3.65)

With feature fireplace, decorative coving, dado rail, central heating radiator and double glazed French doors to garden.



### Dining Room

11'8" x 8'7" (3.56 x 2.63)

Having a central heating radiator and double glazed window to front.



### Fitted Kitchen

11'8" x 10'11" (3.57 x 3.35)

Comprising granite effect worktops with tiled surrounds, inset stainless steel sink unit with mixer tap, appliance space suitable for free standing gas cooker, washing machine and dishwasher, integrated fridge and freezer, wall mounted cupboards and drawers, complementary wall mounted cupboards, central heating radiator, wall mounted gas fired boiler and double glazed window and door to rear.



### **Bedroom One**

16'2" x 8'3" (4.95 x 2.53)

With electric heater, fitted wardrobe and drawers, double glazed window to front and bifold door to en-suite.



### **En-Suite Bathroom**

8'5" x 6'10" (2.59 x 2.10)

Appointed with a low flush WC, bidet, bath, sink unit, electric heater, fitted storage and double glazed window to rear.



### **Bedroom Two**

11'10" x 11'5" (3.63 x 3.48)

Having a central heating radiator and double glazed window to front.



### **Bedroom Three**

9'10" x 8'3" (3.02 x 2.54)

With central heating radiator and double glazed window to side.

### **Bathroom**

7'5" x 5'5" (2.28 x 1.67)

Appointed with a low flush WC, vanity unit with wash handbasin and cupboard beneath, panelled bath with shower over, chrome towel radiator and double glazed window to side.

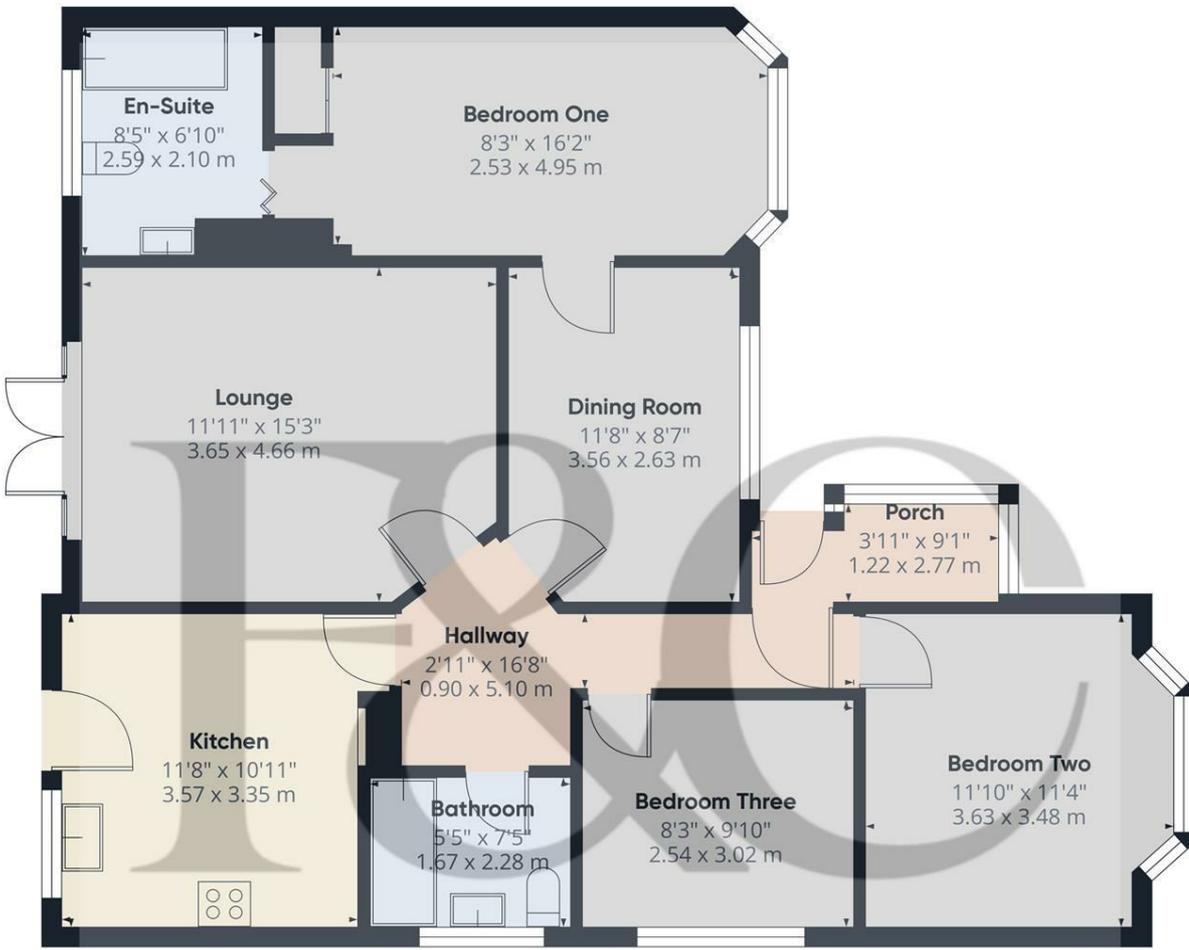


## Outside

To the front of the property is a fore-garden as well a good sized driveway providing ample off-road parking. Access down the side of the property leads to a rear garden featuring patio area, lawn, mature trees and hedging and a good degree of privacy.



Council Tax Band D



Approximate total area<sup>m</sup>

998 ft<sup>2</sup>  
92.7 m<sup>2</sup>

(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.

GIRAFFE360



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Tenure: Freehold



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC