Fletcher & Company

# 13 Abbey Hill Road, Allestree, Derby, DE22 2PT

## Offers Around £380,000

Freehold

- Fantastic Family Home
- Extensive Driveway & Garage
- Generously Sized Private Plot
- Hall & Lounge
- Feature Open Plan Living Kitchen
- Three Bedrooms
- Superbly Appointed Bathroom
- Easy Access to a Range of Amenities
- Close to Excellent Transport Links
- Viewing Highly Recommended

derby@fletcherandcompany.co.uk 01332 300558 www.fletcherandcompany.co.uk Council Tax Band: D EPC Rating: D

## Summary

An impressive, extended, three bedroom, detached residence occupying a larger than average plot on a quiet cul-de-sac location in the heart of highly desirable Allestree.

The property is double glazed and gas central heated with entrance hall, lounge with feature media wall, open plan living kitchen comprising fitted kitchen, dining area and conservatory overlooking garden. The first floor accommodation comprises three bedrooms and a superbly appointed bathroom.

To the rear of the property is a generous sized plot with a high degree of privacy comprising a two tier lawn, decked area immediately off the conservatory, timber fencing and neat hedging. There is also a timber shed. To the front of the property is an extensive tarmac driveway with gates leading through to a useful outbuilding/garage offering an excellent storage facility.

## The Location

Allestree is a highly desirable village and this particular property offers easy access to Park Farm shopping centre with a varied range of amenities including shops, restaurants, micro pub, coffee shop, nail bar, butchers, doctors surgery, chemist, barbers, fruit and veg shop, supermarket and Birds bakery. There is also a regular bus service into Derby City centre. Excellent schooling is available by way of Lawn and Portway primary schools and Woodlands secondary school. The property benefits from easy access to nearby parks including Markeaton and Darley Park as well as excellent transport links.

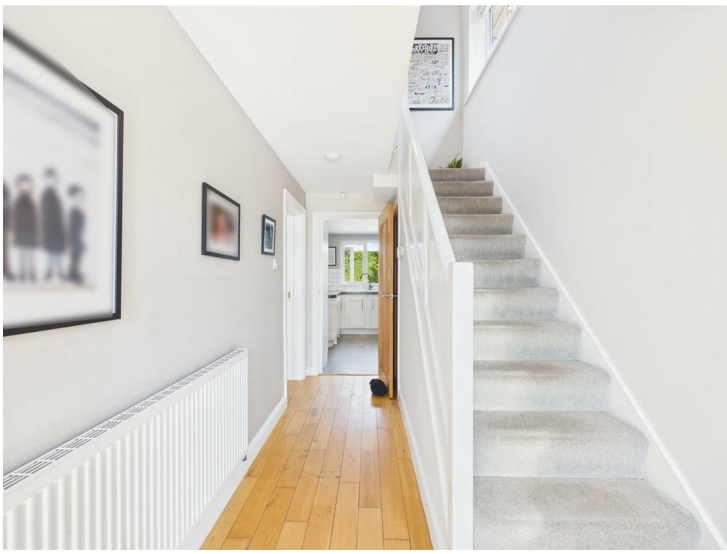
## Accommodation

## Ground Floor

### Entrance Hall

14'9" x 6'3" (4.51 x 1.93)

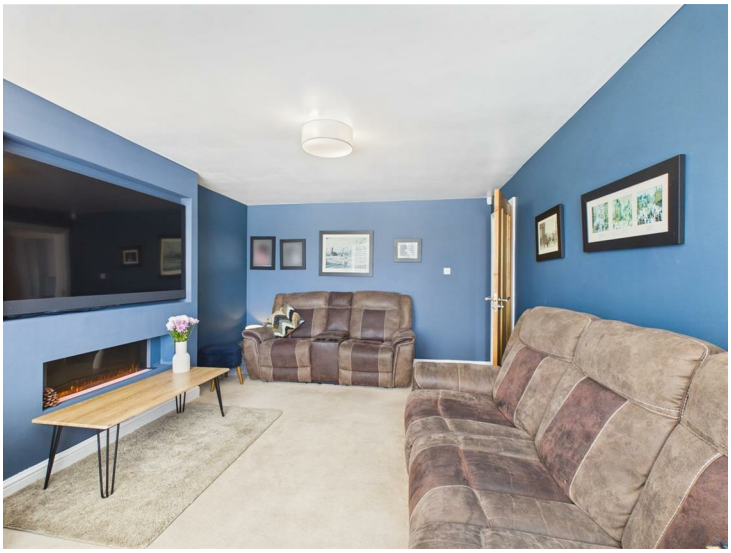
An entrance door provides access to hallway with central heating radiator, oak floor covering and staircase to first floor with understairs storage cupboard.



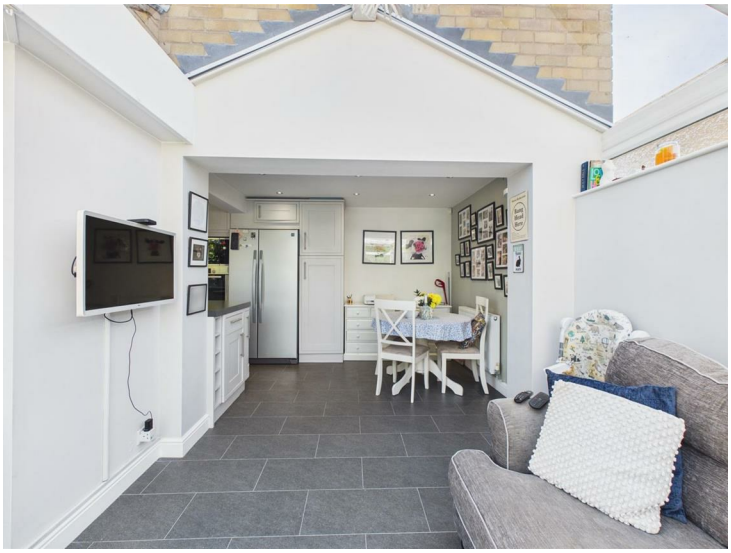
**Lounge**

15'10" x 11'1" (4.84 x 3.39)

With feature media wall incorporating an electric fire and recess ideal for a flat screen TV, central heating radiator and double glazed window to front.

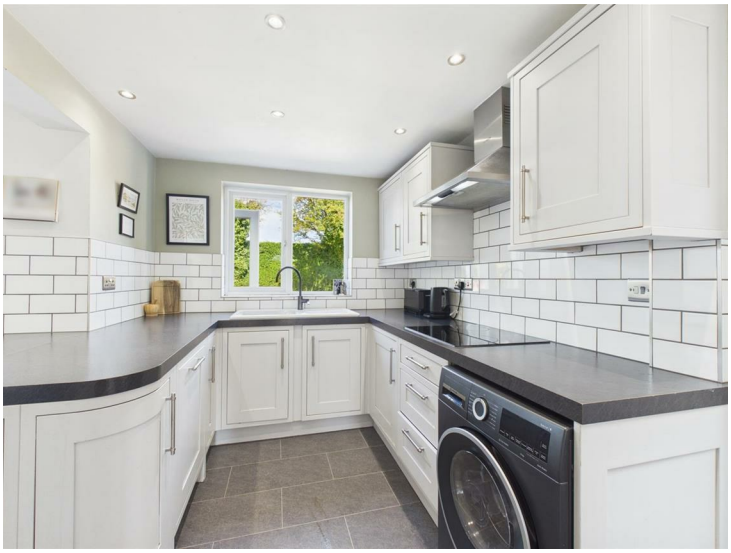


**Fabulous Open Plan L-Shaped Living Kitchen**
20'8" x 11'0" x 9'9" x 7'7" (6.31 x 3.36 x 2.99 x 2.32)



## Kitchen Area

Comprising granite effect worktops, ceramic sink unit, tiled surrounds, fitted base cupboards and drawers, complementary wall mounted cupboards, inset electric hob with extractor hood over, integrated dishwasher, appliance space suitable for washing machine and fridge freezer, integrated oven and microwave oven, door to side, double glazed window to rear and open access to dining area.



**Dining Area**

Having a central heating radiator, recessed ceiling spotlighting and open access to conservatory.

### Conservatory

A brick and UPVC double glazed construction with views over the garden and French doors to garden.

### First Floor Landing

6'10" x 3'2" (2.09 x 0.97)

With access to loft space and double glazed window to side.

## Bedroom One

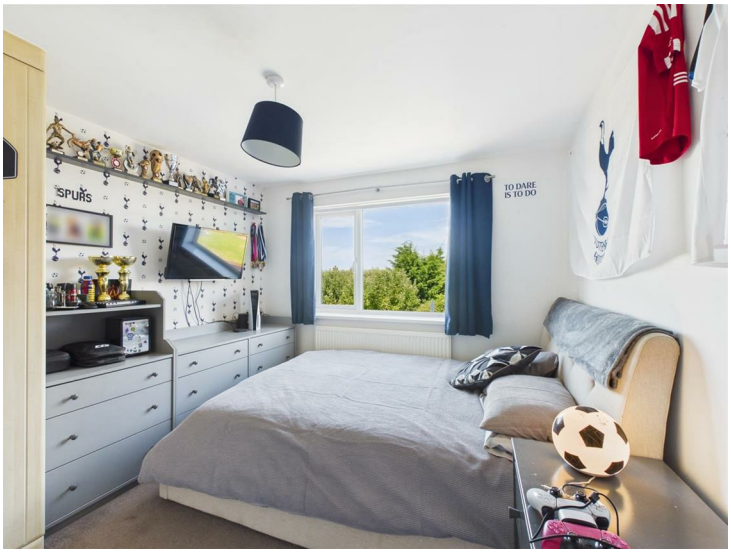
12'4" x 11'2" (3.76 x 3.42)

Having a central heating radiator, fitted wardrobes, feature wood panelling and double glazed window to front.

## Bedroom Two

11'0" x 9'9" (3.36 x 2.99)

With central heating radiator, fitted wardrobe and double glazed window to rear.



### Bedroom Three

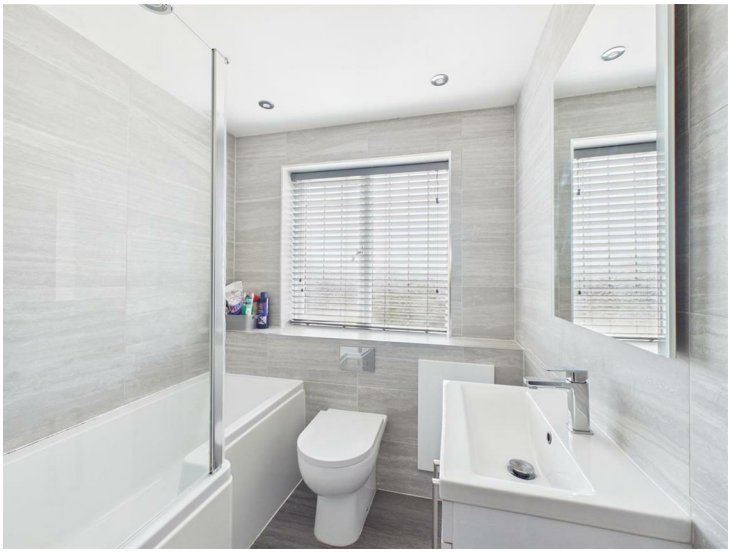
7'11" x 7'11" (2.43 x 2.43)

Having a central heating radiator, fitted wardrobe and double glazed window to rear.

### Superbly Appointed Bathroom

6'4" x 5'5" (1.94 x 1.66)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and storage beneath, panelled bath with shower over, ladder style radiator, recessed ceiling spotlighting and double glazed window to rear.

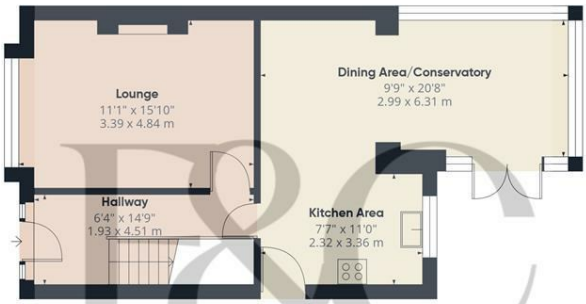


### Outside

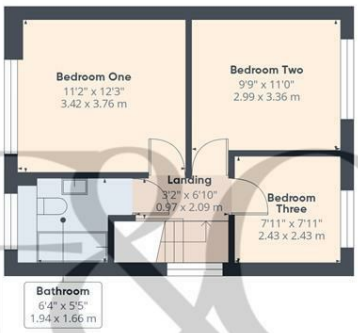
To the front of the property is an extensive tarmac driveway providing ample off-road parking. A secure gate to the side leads to a garage/further storage building with double doors to the front, side door and window to rear.

To the rear of the property is an extremely private garden which is larger than average with two extensive tiered lawns, decked area, mature hedging, trees, timber fencing and shed.

### Council Tax Band D




**Floor 0** Building 1

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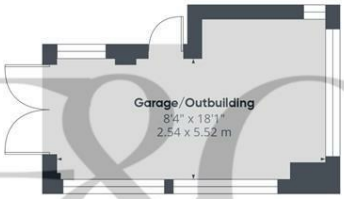


**Floor 0** Building 2

**Approximate total area**(1)

1135 ft²

105.5 m²

(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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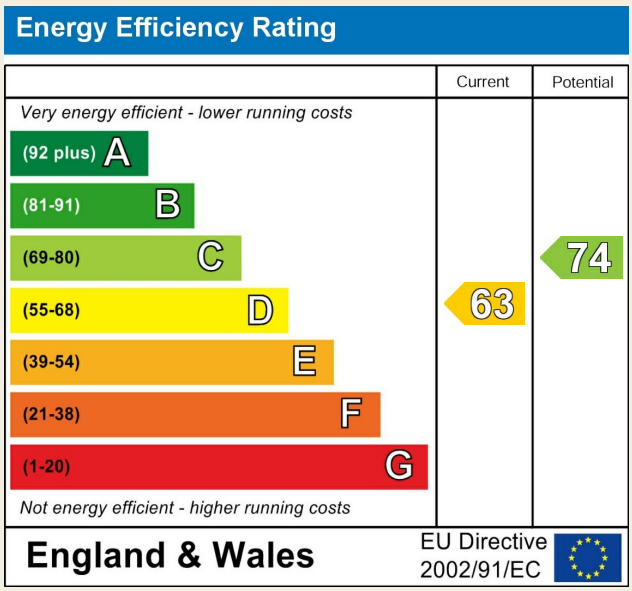



Duffield Office
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office
15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office
3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Nottingham Office
2 Broadway
The Birkin Building
Lace Market
Nottingham
NG1 1PS

01158 222244
nottingham@fletcherandcompany.co.uk


13 Abbey Hill Road
Allestree
Derby
DE22 2PT

Council Tax Band: D
Tenure: Freehold