



## 33 Cornhill, Allestree, Derby, DE22 2FS

**No Onward Chain**  
**£475,000**



An individual detached residence of great character enjoying a mature position in the old village of this much sought after residential location also close to the beautiful Allestree park and woodland. NO CHAIN.



# 33 Cornhill, Allestree, Derby, DE22 2FS

No Onward Chain £475,000



## DIRECTIONS

The property is best approached from Kingscroft becoming Robincroft passing Allestree recreation ground, turning right onto Cornhill where the property's driveway will be found on the right directly opposite the left junction with West Bank Road.

The property was originally constructed circa 1932 by a local builder who gave the property to his son as a wedding gift and has not been back to the market since the 1960's.

Now offered for sale, there is a wonderful opportunity for a discerning purchaser to acquire a superbly positioned property ready for its next chapter.

Internally, the property includes gas central heating and hardwood frame double glazed windows and doors, briefly comprising, entrance hallway, cloakroom, spacious lounge, dining room, dining kitchen and utility room. To the first floor there is a landing which accesses a large loft space, three double bedrooms and shower room.

Externally, the property enjoys a private driveway approach to a parking area, garage and shed. Beautifully presented gardens wrap around the side and rear elevations with a variety of lawns, seating areas and well stocked borders. A well positioned summerhouse enjoys a pleasant aspect of

the gardens and rear elevation of the house. Uniquely, there is also a, World War II, air raid shelter, thankfully now used as a store shed.

Cornhill is part of the old village of Allestree close to St Edmunds church, Red Cow public house and Evergreen club giving direct access to the beautiful Allestree park, lake and woodland.

Within Allestree are an impressive range of all typically required day to day amenities, including schooling at primary and secondary level, grocery stores, doctors, dentists, popular public houses and cafes. Ease of access can be sought into the nearby city centre just as easy as the Derbyshire Peak District.

A quality family home, position and location.

## ACCOMMODATION

### ENTRANCE HALLWAY

Main timber and glazed front door opening into a welcoming reception area with stairs leading to the first floor, central heating radiator.

### CLOAKROOM

Fitted with a low level WC with concealed cistern and display surface, wash basin set on a useful store unit, window.

## DINING ROOM

12'11" x 12'5" (3.94m x 3.78m)

A generous dining room having a front facing double glazed window, fireplace with gas fire, surround and marble hearth.

## LOUNGE

16'11" x 11'10" (5.16m x 3.61m)

A lovely spacious room having an attractive double glazed bay window to the front elevation, additional side windows, attractive original oak fireplace with inset gas fire and hearth, adjoining fitted oak bookcases, media connections and radiator.

## DINING KITCHEN

12'10" x 11'3" (3.91m x 3.43m)

Well fitted with a comprehensive range of wall and base units, matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, inset stainless steel sink and drainer, double electric oven, gas hob and extractor fan, integrated dishwasher and fridge, space for a breakfast table, tiled floor, double glazed window overlooking the rear garden.



## UTILITY ROOM

9'10" x 6'11" (3.00m x 2.11m)

With a further range of fitted kitchen wall and base units with matching cupboard and drawer fronts, laminate work surface, plumbing and space for a washing machine and tumble dryer, further appliance space, wall mounted boiler, tiled floor, rear door and radiator, integral access to garage.

## FIRST FLOOR

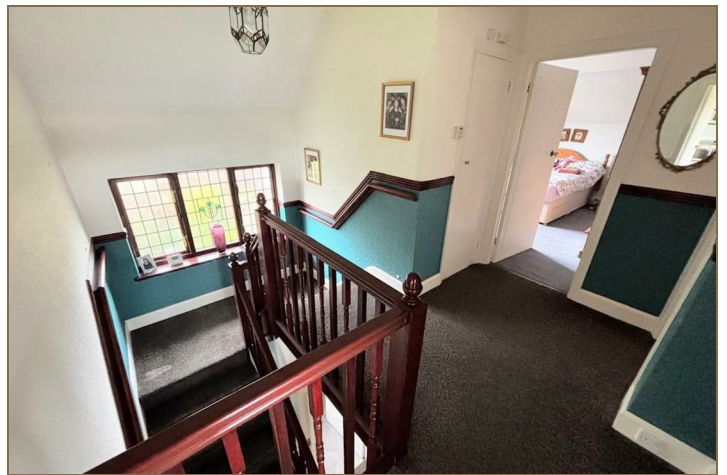
### LANDING

An attractive landing area with a double glazed obscure window, radiator, useful airing and store cupboard, and access to a large loft space.

### BEDROOM ONE

12'5" x 12' (3.78m x 3.66m)

Enjoying an excellent range of fitted wardrobes, drawers and displays, matching headboard with deep shelf and bedside cabinets, main double glazed front facing window with additional side window, radiator.



## BEDROOM TWO

16'11" x 11'10" (5.16m x 3.61m)

A spacious principle bedroom having double glazed windows to the front and side elevations, two banks of fitted wardrobes, chest of drawers and bedside cabinets, two central heating radiators.

## BEDROOM THREE

12'5" x 10'7" (3.78m x 3.23m)

A third generous double bedroom having a built in wardrobe, rear facing double glazed window overlooking the gardens, radiator, also with access into a large walk-in store cupboard.

## SHOWER ROOM

7' x 6'10" (2.13m x 2.08m)

Well appointed in a wet room style having a mains overhead shower, glazed screen and tiled walls, a wash basin and WC are both neatly fitted into a vanity store unit with display surface, vinyl floor covering, double glazed window and a chrome towel radiator.

## OUTSIDE

Externally, the property enjoys a private driveway approach to a spacious parking area, attached garage and recessed store shed.

## GARAGE

16'3" x 9'11" (4.95m x 3.02m)

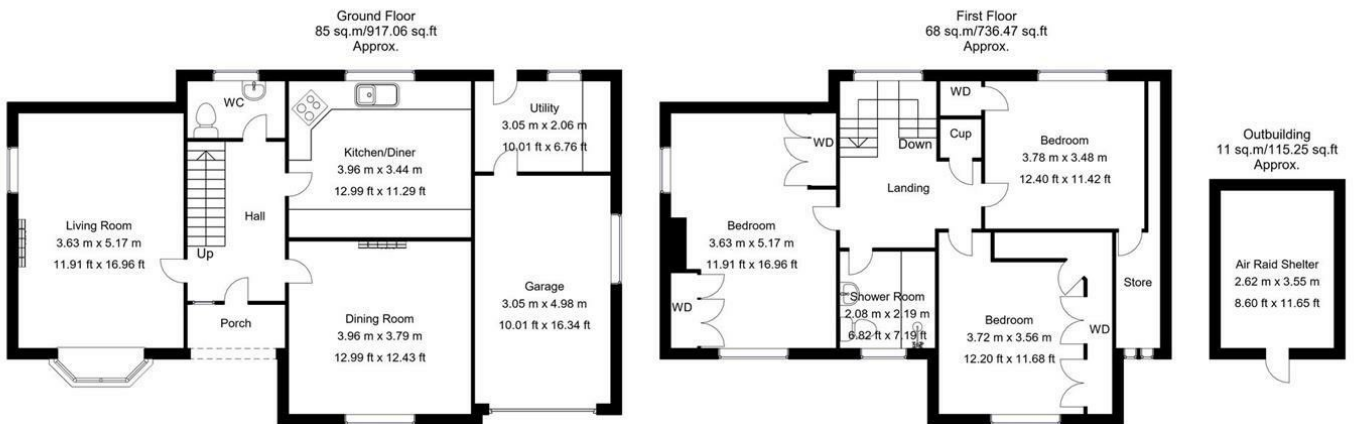
Fitted with an electric remote roller door, power, light and radiator.

Beautifully presented gardens wrap around the side and rear elevations with a variety of lawns, seating areas and well-stocked borders. A well-positioned summerhouse enjoys a pleasant aspect of the gardens and rear elevation of the house. Uniquely, there is also a, World War II, air raid shelter, used as a store shed and gated front access.





# Road Map

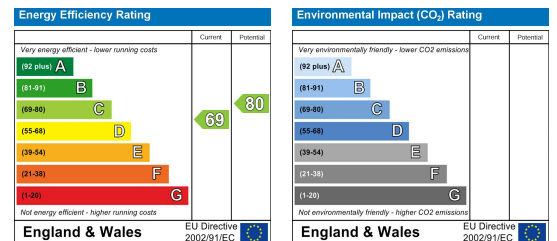


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## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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