

3 Bed House - Detached

Price £375,000

 Cobthorne Drive, Allestree, Derby, DE22 2SY



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Brought to the market for the very first time. Welcome to this superior three - bedroom detached home located on Cobthorne Drive in Allestree, Derby. This property, built by J H Fryer in the 1960s, boasts two reception rooms, a spacious kitchen and conservatory, providing ample space for comfortable living.

Situated on a west-facing plot in this highly aspirational area, the house offers immediate possession with no upward chain, making it a hassle-free option for those looking to move quickly. The property's immense potential to extend (Subject to local authority planning consents) or upgrade provides a fantastic opportunity for the discerning purchaser to tailor the space to your liking and create your dream home.

Whether you're looking for a family home with room to grow or a spacious property to entertain guests, this house ticks all the boxes. Don't miss out on the chance to own a character home in a desirable location. Contact us today to arrange a viewing and envision the endless possibilities this property has to offer. The property is sold Freehold. Council tax band E. Energy rating D.

Reception Hall



Having timber and opaque glazed entrance door, original oak floor, radiator and staircase to first floor.

Guests Cloak Room/WC



Having two piece suite comprising; low flush wc and wall mounted wash hand basin, tiled splash backs and original Terrazzo tiled floor.

Sitting Room 19'5" x 11'11" (5.93 x 3.65)



Having the original brick fire, two radiators and UPVC double glazed cant bay window to front aspect. Twin glazed French doors lead to the:-

Dining Room 11'11" x 9'5" (3.65 x 2.88)



Having radiator and UPVC double glazed window to front aspect.



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Conservatory/Lean To 13'8" x 8'11" (4.19 x 2.74)



Having radiator and sliding patio doors giving views and access to the rear garden.

Kitchen 9'4" x 9'11" (2.86 x 3.04)



Having a range of cupboards with wall mounted gas boiler, walk in pantry, UPVC double glazed window to rear aspect and timber and glazed door to:-

Side Hallway

Having two large built in store rooms, together with access to the attached garage (measuring internally 5.30 x 2.59m).

First Floor Landing



Having airing cupboard, walk in loft space and UPVC double glazed picture window to rear aspect.



Bedroom One 16'1" x 11'9" (4.92 x 3.60)



Having a range of wardrobes, radiator, two UPVC double glazed windows to front aspect and staircase to a useful attic room.



Bedroom Two 12'0" x 8'10" (3.67 x 2.70)



Having a range of wardrobes, radiator and UPVC double glazed window to rear aspect.



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Bedroom Three 11'10" x 8'9" (3.62 x 2.67)



Having a radiator and UPVC double glazed window.



Separate WC



Having low flush wc, tiled walls and UPVC double glazed window.

Bathroom



Having two piece suite comprising; pedestal wash hand basin and panelled bath with electric shower over, tiled walls, heated towel rail and UPVC opaque double glazed window.

Attic Room 19'5" x 9'10" (5.94 x 3.02)



Having bulk head storage space and UPVC double glazed window to rear aspect (offering spectacular views).

Outside



The property occupies a substantial mature west facing plot, at this sought after residential address. To the front is a concrete driveway leading to the attached garage. The fore garden is complemented by an array of mature plants, shrubs and specimen trees. At the side of the property, a pathway leads to the mature, sizeable west

facing rear garden, enclosed by close panelled fencing together with a screen of mature hedging and trees, laid to a sweeping shaped lawn with deep filled mature shrubbed borders, mature trees and specimen plants together with a selection of fruit trees, kitchen garden area and an aluminium greenhouse.



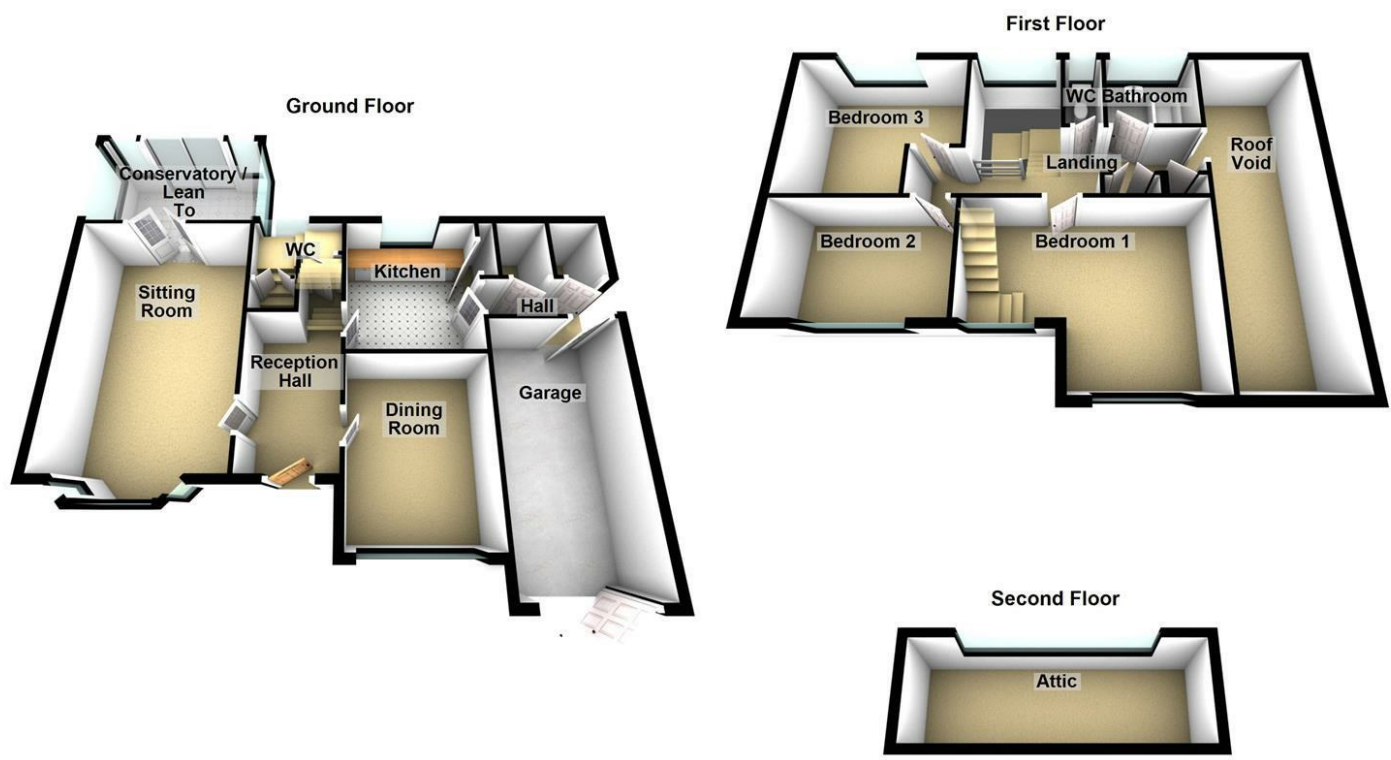
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (49-54)		
F (39-48)		
G (1-38)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC