

Fletcher & Company

25 Rockingham Close, Allestree, Derby, DE22 2UX

Offers Around £275,000

Freehold



- Ecclesbourne School Catchment Area
- Double Glazed & Gas Central Heated
- Entrance Hall & Spacious Lounge
- Open Plan Dining Kitchen by Holtams
- Three First Floor Bedrooms & Bathroom
- Very Pleasant South Facing Rear Garden
- Triple Width Driveway & Garage
- Popular Residential Location
- Easy Access To Allestree Park





Summary

ECCLESBOURNE SCHOOL CATCHMENT AREA - This is a very well presented, three bedroom, semi-detached residence occupying a popular location in Allestree. The property is close to excellent local amenities, including a selection of reputable primary schools. There are shopping facilities at Park Farm as well as on the A6 and Blenheim Parade. The property provides easy access to Derby City centre and the A38.

The property itself is double glazed and gas central heated with entrance hall, spacious lounge and open plan dining kitchen. There are three first floor bedrooms and a well-appointed bathroom. The property has a pleasant south facing garden, triple width driveway and garage.

F&C

The Location

Allestree is a very popular suburb of Derby. There are a range of excellent amenities in the area including Park Farm shopping centre as well as further shops on Duffield Road and at Blenheim Parade, excellent schooling at all levels, popular pubs and cafes, easy access to Derby City centre provided by a regular bus service and excellent transport links.

Accommodation

Ground Floor

Entrance Hall

6'9" x 4'5" (2.08 x 1.35)

A UPVC double glazed entrance door provides access to hallway with central heating radiator and staircase to first floor.

Spacious Lounge

14'7" x 12'1" (4.47 x 3.70)

Featuring an electric fire, central heating radiator, wood effect flooring, decorative coving and double glazed window to front.



Stylish Open Plan Dining Kitchen

15'1" x 10'1" (4.61 x 3.08)



Dining Area

Having a central heating radiator, recessed ceiling spotlighting, tile flooring and double glazed sliding patio door to garden.



High Specification Fitted Kitchen

A high specification fitted kitchen by Holtams of Heage comprising stone effect preparation surfaces with matching upstands, inset stainless steel sink unit, gloss finish base cupboards and drawers, complementary wall mounted cupboards, inset hob with extractor hood over, built-in Neff microwave, oven and warming drawer, integrated fridge freezer and dishwasher, tile flooring, LED plinth lighting, recessed ceiling spotlighting, understairs storage cupboard and double glazed window to rear.



First Floor Landing

8'7" x 6'5" (2.63 x 1.97)

A semi-galleried landing with central heating radiator, access to loft space and double glazed window to side.

Bedroom One

12'4" x 8'7" (3.78 x 2.63)

Having a central heating radiator, fitted wardrobes with sliding mirrored doors and double glazed window to front.



Bedroom Two

10'0" x 8'5" (3.05 x 2.59)

With central heating radiator, storage cupboard and double glazed window to rear.



Bedroom Three

9'6" x 6'6" (2.91 x 1.99)

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

Well-Appointed Bathroom

6'2" x 5'5" (1.89 x 1.67)

Appointed with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, panelled bath with shower over, chrome towel radiator, recessed ceiling spotlighting and double glazed window to rear.



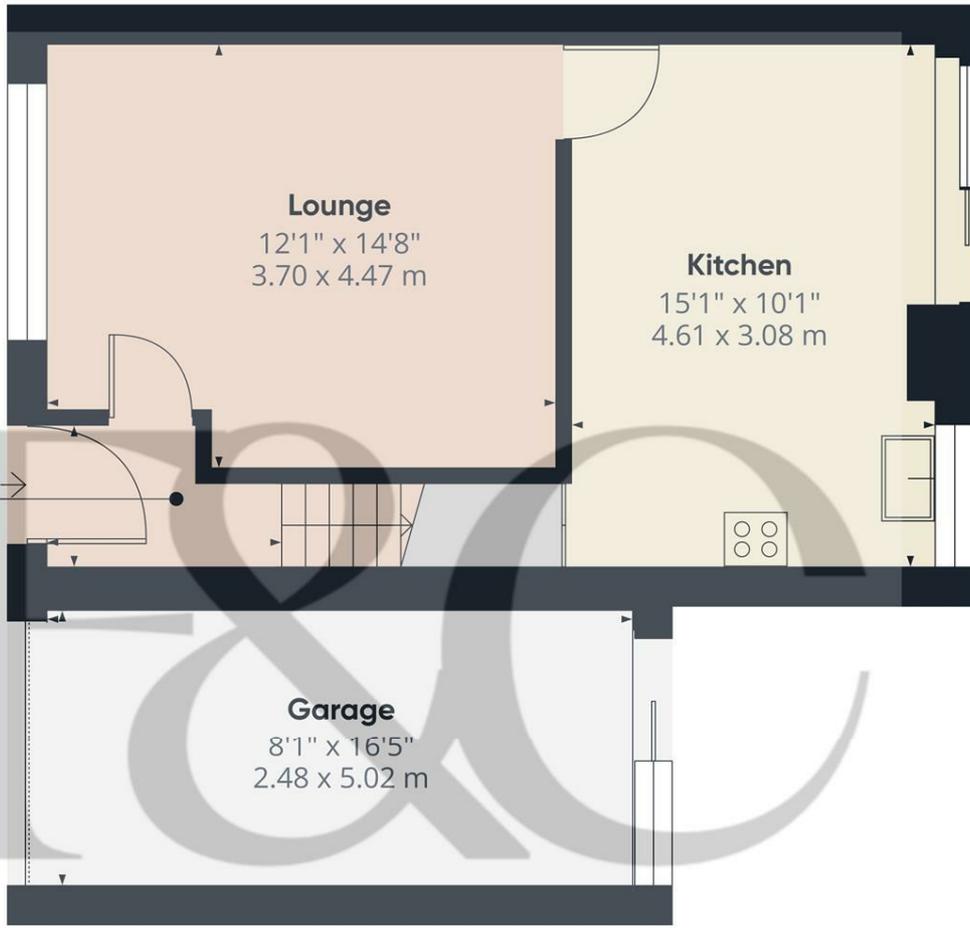
Outside

The property has a very pleasant, private garden with a southerly aspect. Immediately off the kitchen is a stone terrace/patio and this drops down to a lawn with a herbaceous wood edged borders containing plants and shrubs. There is also rear access to the garage with sliding patio door.

To the front of the property is a block paved driveway providing off road parking for three vehicles and access to the garage.



Council Tax Band C



Floor 0

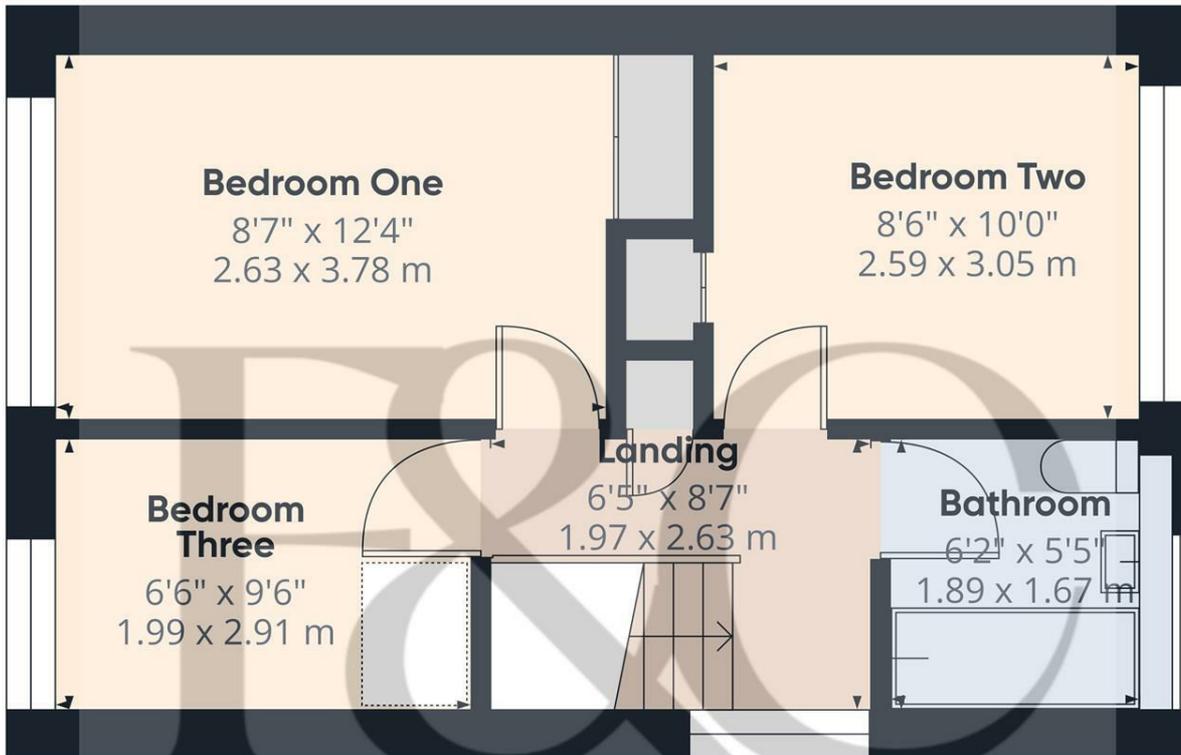
Approximate total area⁽¹⁾

517 ft²
48 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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Floor 1

Approximate total area⁽¹⁾

337 ft²
31.2 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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Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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25 Rockingham Close
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Council Tax Band: C

Tenure: Freehold

