



## 3 Bed House - Detached

28 Orangery Drive, Kedleston Grange, Allestree DE22 2JU  
Offers Around £355,000 Freehold



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- Stylish Detached Home
- Ecclesbourne School Catchment Area
- Lounge with Bay Window
- Living Fitted Kitchen/Dining Room
- Utility & Cloakroom
- Three Generous Sized Bedrooms
- Fitted En-Suite & Fitted Family Bathroom
- Private South-Facing Garden
- Large Tarmac Driveway
- Brick Detached Garage

ECCLESBOURNE SCHOOL CATCHMENT AREA – A stylish three bedroom, en-suite detached property benefiting from a south-facing private garden, located on the popular Kedleston Grange development and close to Derbyshire countryside.

The gas central heated and double glazed living accommodation briefly consists on the ground floor; storm porch, entrance hall with staircase leading to first floor, cloakroom with WC, lounge with bay window, well appointed fitted kitchen/dining room and utility room. The first floor landing leads to three generous sized bedrooms, fitted en-suite and fitted bathroom.

A generous sized private enclosed rear garden is laid to lawn with attractive Indian stone paved patio.

A private tarmac driveway provides car standing spaces for three vehicles and leads to a brick detached garage with power and lighting.

#### The Location

Kedleston Grange is a highly sought after Miller Homes development located on the fringes of Allestree and Quarndon. This popular location has many countryside walks on its doorstep, with public footpaths leading across to Kedleston Hall.

Within close proximity are an excellent range of local amenities including the noted Park Farm shopping centre. There are excellent local schools at all levels with the property falling within the catchment area for the noted Ecclesbourne School Catchment.

There are regular bus services to Derby City Centre and local recreational facilities include Woodlands Tennis Club, Allestree and Markeaton Park's and the nearby Kedleston Golf Course. In addition there are many reputable pubs and restaurants within close proximity.

There is easy access onto the A38 leading to the A50 and M1 motorway. The location is convenient for the University of Derby, Rolls-Royce, Royal Derby Hospital and Toyota

#### Accommodation



## Ground Floor

### Storm Porch

With outside light and entrance door opening into entrance hall.

### Entrance Hall

6'9" x 6'4" (2.06 x 1.94)

With large inset doormat, radiator and staircase leading to first floor.

### Cloakroom

4'8" x 3'4" (1.43 x 1.04)

With low level WC, pedestal wash handbasin with chrome fittings, radiator, extractor fan and internal panelled door.



### Lounge

17'10" x 9'11" (5.46 x 3.03)

With two radiators, double glazed window with fitted blind to side, double glazed bay window to front with fitted blind and internal panelled door with chrome fittings.



### Kitchen/Dining Room

17'10" x 9'6" (5.46 x 2.90)

### Dining Area

With radiator, double glazed window with fitted blind to side, open space leading into kitchen area and double glazed French doors opening onto Indian stone paved patio and private garden.



### Kitchen Area

With one and a half stainless steel sink unit with chrome mixer tap, wall and base units with matching worktops, built-in stainless steel four ring gas hob with built-in stainless steel electric fan assisted oven, stainless steel extractor hood over, integrated fridge/freezer, integrated dishwasher, radiator, open space leading into dining area, double glazed window overlooking private rear garden and panelled door giving access to utility room.



### Utility Room

6'8" x 6'3" (2.04 x 1.91)

With matching wall and base fitted units and matching worktops, plumbing for automatic washing machine, space for tumble dryer, radiator, useful under-stairs storage cupboard and half glazed side access door leading to the driveway and brick detached garage.

### First Floor

#### Landing

With radiator, built-in cupboard housing the central heating boiler also providing storage and double glazed window to side.

#### Double Bedroom One

11'0" x 10'1" (3.37 x 3.08)

With radiator, wardrobe recess space, double glazed window to side with fitted blind, double glazed window to front with fitted blind and internal panelled door with chrome fittings.



### En-Suite

6'9" x 5'10" (2.07 x 1.79)

With double shower cubicle with chrome fittings including shower, fitted washbasin with chrome fittings, low level WC, tiled splash-backs, extractor fan, radiator, double glazed obscure window and internal panelled door with chrome fittings.



### Double Bedroom Two

10'9" x 9'10" (3.29 x 3.00)

With feature wallpapered wall, radiator, double glazed window with fitted blind and internal panelled door with chrome fittings.



### Bedroom Three

8'5" x 7'9" (2.59 x 2.38)

With radiator, double glazed window with fitted blind with aspect to front and internal panelled door.



### Family Bathroom

7'0" x 5'6" (2.14 x 1.70)

With bath with chrome fittings with electric shower over and shower screen door, fitted washbasin with chrome fittings, low level WC, tiled splash-backs, extractor fan, radiator, double glazed obscure window and internal panelled door.



### Front Garden

The property is set back from the pavement edge behind a lawned fore-garden with neatly-kept hedgerow and steps with brick walling and wrought iron railings leading to the entrance door.



### Rear Garden

Being of a major asset and sale to this particular property is its generous sized, south-facing private enclosed rear garden laid to lawn with a varied selection of shrubs, plants and attractive Indian stone paved patio providing a pleasant sitting out and entertaining space.



### Driveway

The property benefits from its own tarmac driveway providing car standing spaces for three vehicles and leads to a brick detached garage.

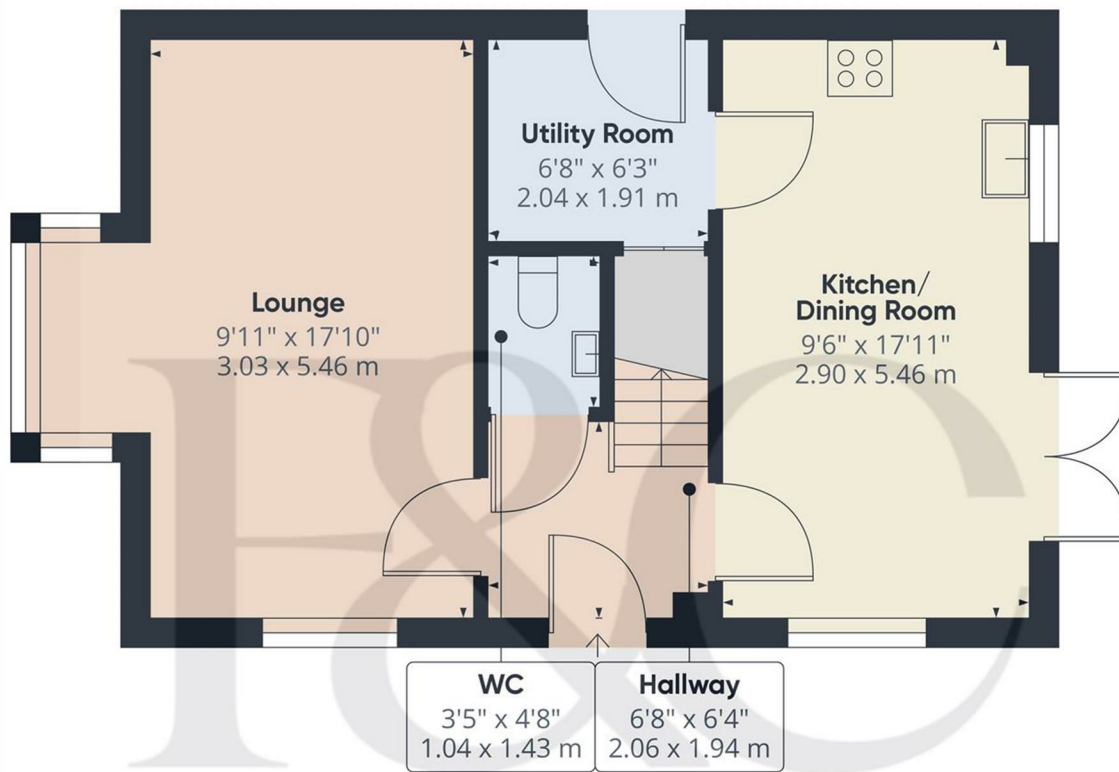
### Brick Detached Garage

With concrete floor, power, lighting and up and over front door.



### Council Tax Band - D

Amber Valley



Floor 0

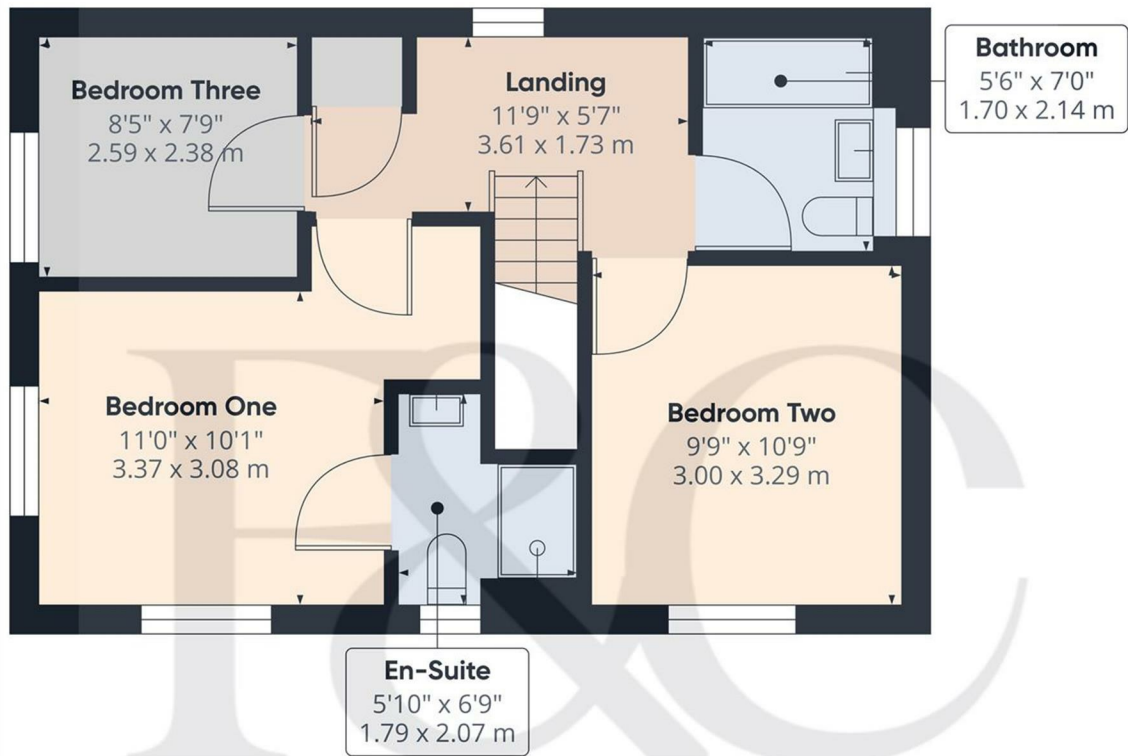
Approximate total area<sup>(1)</sup>  
506.73 ft<sup>2</sup>  
47.08 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area<sup>®</sup>  
443.9 ft<sup>2</sup>  
41.24 m<sup>2</sup>


(1) Excluding balconies and terraces

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Floor 1

## Energy Efficiency Rating

	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>93</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>	<b>83</b>		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</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 environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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