



5 Bed House - Detached

26 Evans Avenue, Allestree, Derby DE22 2EJ

Price Guide £600,000 Freehold



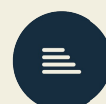
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- Highly Appealing Detached Home
- Views Over Allestree Lake and Beyond
- Potential to Improve & Extend (subject to planning permission)
- Lounge, Dining Room, Kitchen
- Four/Five Bedroom, Family Bathroom
- Generous Garden Plot
- Driveway & Integral Garage
- No Chain Involved
- Located in One of Allestree's Most Sought After Locations
- Rare to the Open Market

Nestled on the desirable Evans Avenue next to Allestree Park and Lake, this highly appealing four/five bedroom detached home presents a rare opportunity to acquire a property in one of the area's most sought-after locations.

One of the standout features of this home is the stunning views over Allestree Lake and the surrounding landscape, offering a picturesque backdrop that enhances the charm of the property.

Additionally, there is significant potential to improve and personalise the home to suit your tastes and lifestyle, making it an exciting prospect for those looking to add their own touch.

With no chain involved, this property is ready for you to move in and start creating lasting memories.

The Location

Ideally situated, this property offers direct access onto the picturesque Allestree Park and Lake with the convenience of being within close proximity to an excellent range of amenities to cater to daily needs including a doctors, dentists, chemist, shops and cafe within a five minute walk. Neighbouring Duffield village offers a further selection of shops, cafes and restaurants and an additional selection of shops are to be found at the nearby Blenheim Parade in Allestree. Families will benefit from the availability of good schooling options, both at primary and secondary levels, enhancing the appeal for all age groups. Furthermore, the location offers superb connectivity, with easy access into Derby City Centre for a wider array of services and entertainment, and direct links to the A38, facilitating effortless commuting and regional travel.

Accommodation

Ground Floor

Storm Porch

With outside light, tile floor and entrance door with inset window with stained glass with leaded finish.



Entrance Hall

11'1" x 6'3" (3.39 x 1.92)

With deep skirting boards and architraves, high ceiling, radiator, plate rack, split level staircase leading to first floor and stained glass window with leaded finish.



Lounge

14'4" x 11'10" (4.39 x 3.61)

With fireplace, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, views of Allestree Lake and beyond to rear, double glazed window to side, wall lights, double glazed French doors opening onto garden and internal door.



Loggia

With tile floor and views over garden and Allestree Lake to rear.



Dining Room

14'6" x 11'10" (4.42 x 3.63)

With deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, bay window incorporating double glazed windows with leaded finish to front, side double glazed window and internal door.



Kitchen

13'1" x 8'3" (4.01 x 2.52)

With single sink unit with mixer taps, wall and base cupboards, worktops, electric cooker, high ceiling, views of Allestree Lake, double glazed bay window, two radiators, fully tiled walls and internal door.



Pantry

2'11" x 2'4" (0.91 x 0.72)

With shelving, steps leading to basement store area and double glazed window.

Rear Hallway

2'11" x 2'11" (0.90 x 0.89)

With stable door giving access to garden, quarry tile flooring.

Cloakroom

4'11" x 2'11" (1.52 x 0.89)

With low level WC, quarry tile flooring, window and latch door.

Store

5'10" x 3'0" (1.79 x 0.92)

Housing the central heating boiler.

First Floor Landing

11'1" x 6'4" x 9'3" x 5'2" (3.39 x 1.95 x 2.82 x 1.59)

With deep skirting boards and architraves, high ceiling, double glazed Dormer style window with leaded finish to front and access to roof space.



Bedroom One

14'8" x 11'11" (4.48 x 3.64)

With deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, double glazed window to side, bay window incorporating double glazed windows with leaded finish to front and internal door.



Bedroom Two

11'9" x 10'5" (3.60 x 3.20)

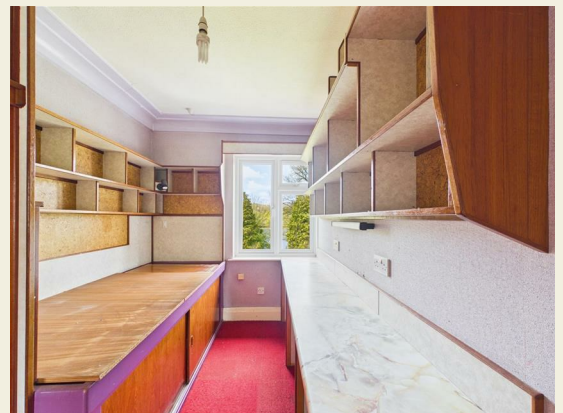
With deep skirting boards and architraves, high ceiling, radiator, two double glazed windows to side, double glazed window to rear, views towards Allestree Lake and internal door.



Bedroom Three

11'4" x 6'8" (3.47 x 2.04)

With fitted cabin bed with cupboard underneath, a further range of shelving, worktop and wardrobes providing storage, deep skirting boards and architraves, high ceiling, coving to ceiling, views towards Allestree Lake and internal door.



Please Note:

You could knock bedroom three into bedroom four if desired to make a double bedroom.

Bedroom Four

11'4" x 6'10" (3.47 x 2.09)

With cabin bed with storage cupboard underneath, a further range of shelving and wardrobes providing storage and worktop, deep skirting boards and architraves, high ceiling, coving to ceiling, viewed towards Allestree Lake, double glazed window to rear and internal door.



Bedroom Five

8'11" x 5'10" (2.72 x 1.80)

With deep skirting boards and architraves, high ceiling, built-in cupboard providing storage, radiator, double glazed window to side, walk-in storage cupboard and internal door. (Potential to knock the fifth bedroom into the walk-in store cupboard if desired.)



Family Bathroom

9'0" x 6'2" (2.76 x 1.88)

With corner bath with shower, pedestal wash handbasin, fully tiled walls, radiator, built-in cupboard housing the hot water cylinder, double glazed window to side and internal door.



Separate WC

5'2" x 2'9" (1.60 x 0.84)

With low level WC, fully tiled walls, double glazed window to side and internal door.

Front Garden

The property is set back from the pavement edge behind a lawned fore-garden with a varied selection of shrubs, plants and trees.



Rear Garden

To the rear of the property is a generous sized, lawned garden with raised patio/terrace area providing a pleasant sitting out and entertaining space complemented by a hexagonal shaped greenhouse and fine views towards Allestree Lake and beyond to rear.



Coal Shed

3'9" x 2'11" (1.15 x 0.89)

Providing storage with door.

Driveway

A tarmac driveway with block paved edges provides car standing spaces and leads to the integral garage.



Integral Garage

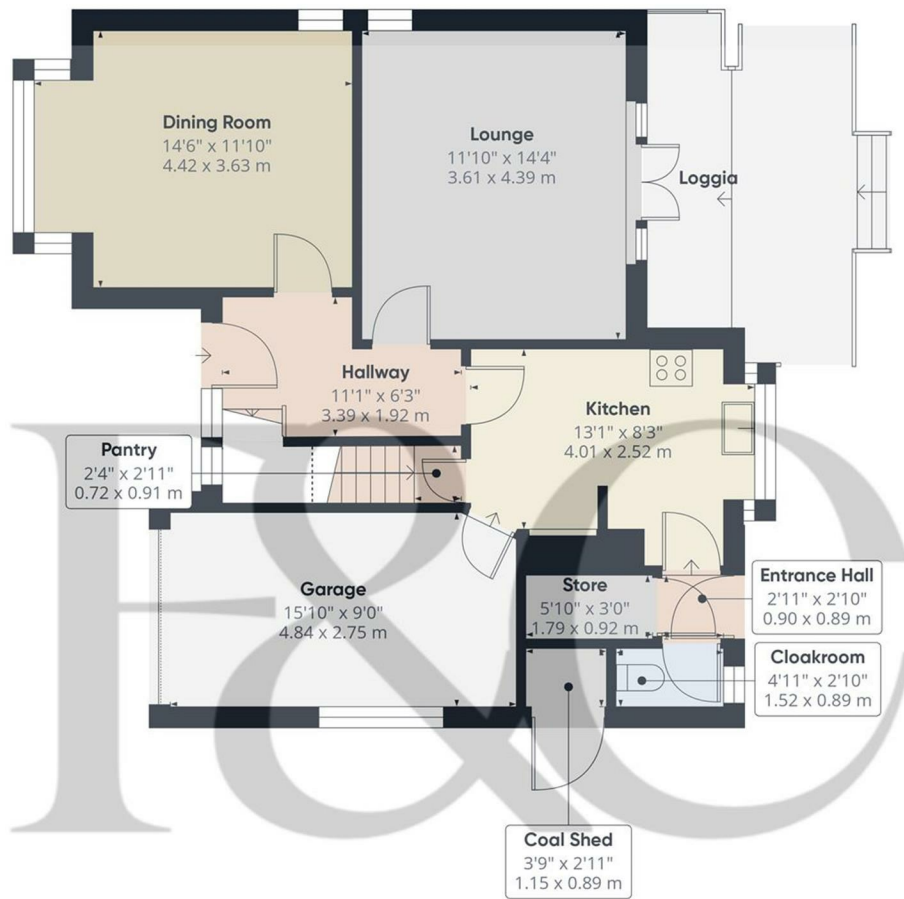
15'10" x 9'0" (4.84 x 2.75)

With concrete floor, power, lighting, double opening front doors, side window, shelving and integral door giving access to property.



Council Tax Band G





Floor 0

Approximate total area⁽¹⁾

718 ft²
66.7 m²

Reduced headroom

1 ft²
0.1 m²

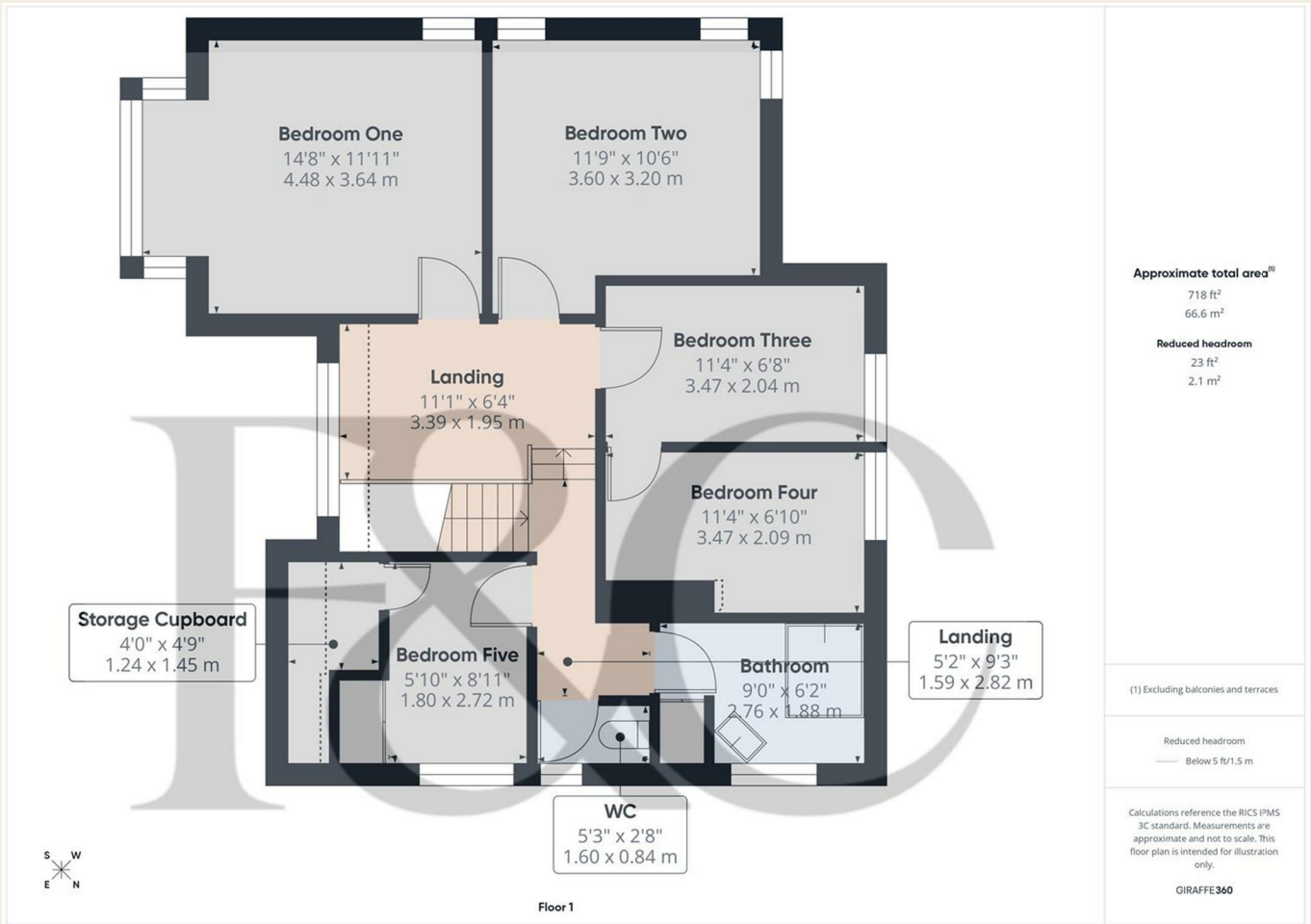
(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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