



## 3 Bed House - Detached

31 Portreath Drive, Allestree, Derby DE22 2BJ

Price £270,000 Freehold



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- Highly Appealing Detached Property
- Potential To Extend
- Far Reaching Views
- Gas Central Heating and Double Glazing
- Lounge, Kitchen/Dining Room
- Three Bedrooms, Family Bathroom
- Private South West Garden
- Driveway and Garage
- Located on The Borders of Allestree & Darley Abbey
- No Chain Involved

POTENTIAL TO EXTEND - SOUTH WEST GARDEN - A three bedroom detached with garage and delightful private garden with far reaching views - NO CHAIN INVOLVED

The following planning application was granted on Weds 29th April 2015, but has now lapsed:  
04/15/00570 | First Floor Side And Single Storey Rear Extensions To Dwelling House (Bedroom, Study And Enlargement Of Dining Room/Playroom) |

#### **The Location**

The location is on the border of Allestree and Darley Abbey.

Allestree is a very popular residential suburb of Derby approximately 3 miles from the City centre. It provides an excellent range of local amenities including the noted Park Farm Shopping Centre and regular bus services. There are excellent local schools at all levels. Local recreational facilities include Woodland's Tennis Club, Allestree Park with its fishing lake and Markeaton Park also having a boating and fishing lake together with Kedleston Golf course. Darley Park is a short distance away from this property, which offers delightful riverside walks. There is easy access on to the A6, A38, A50, A52 leading to the M1 motorway.

#### **Ground Floor**

##### **Entrance Hall**

With a half glazed entrance door with stained glass with leaded finish, radiator and staircase leading to the first floor.

## Lounge

14'5" x 11'4" (4.4 x 3.47)

With stone fireplace incorporating a log burning stove and raised hearth, radiator, coving to ceiling, double glazed window with aspect to the front and open square archway leading into the kitchen/dining room.



## Kitchen/Dining Room

14'9" x 8'7" (4.52 x 2.62)

With a one and a half bowl stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in stainless steel four ring gas hob with extractor hood over, built-in stainless steel electric fan assisted oven, integrated slimline dishwasher, wood flooring, double glazed window to the rear, radiator and double glazed French doors opening onto a raised sun deck area and private south west facing rear garden.



## Utility Room

8'5" x 7'5" (2.57 x 2.28)

With plumbing for an automatic washing machine, space for a tumble dryer, radiator, wall cupboard, double glazed window to the rear, double glazed door giving access to the raised sun deck area and private south west facing rear garden and an integral door giving access to the garage.

## First Floor

### Landing

Having a double glazed window to the side, access to the roof space and a built-in cupboard housing the combination boiler.

### Bedroom One

11'7" x 8'5" (3.55 x 2.57)

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



### Bedroom Two

11'6" x 8'6" (3.53 x 2.61)

With radiator, double glazed window overlooking the private south west facing garden, pleasant far reaching views across Allestree and Kedleston in the distance and an internal panelled door.



### Bedroom Three

8'11" x 5'11" (2.72 x 1.81)

With radiator, double glazed window to the rear overlooking the private south west facing garden, pleasant far reaching views across Allestree and Kedleston in the distance and an internal panelled door.



### Bathroom

6'3" x 5'8" (1.92 x 1.74)

Having a bath with shower over, pedestal wash hand basin, low level WC, tiled splash-backs, heated chrome towel rail/radiator, double glazed obscure window and an internal panelled door.



### Private Garden

To the rear of the property there is a private south west facing enclosed rear garden with a raised decking area providing a pleasant sitting out and entertaining space, shaped lawn and a barked soft play area for children together with a summer house. The garden is fully enclosed by fencing with concrete posts. Side access.



### Driveway

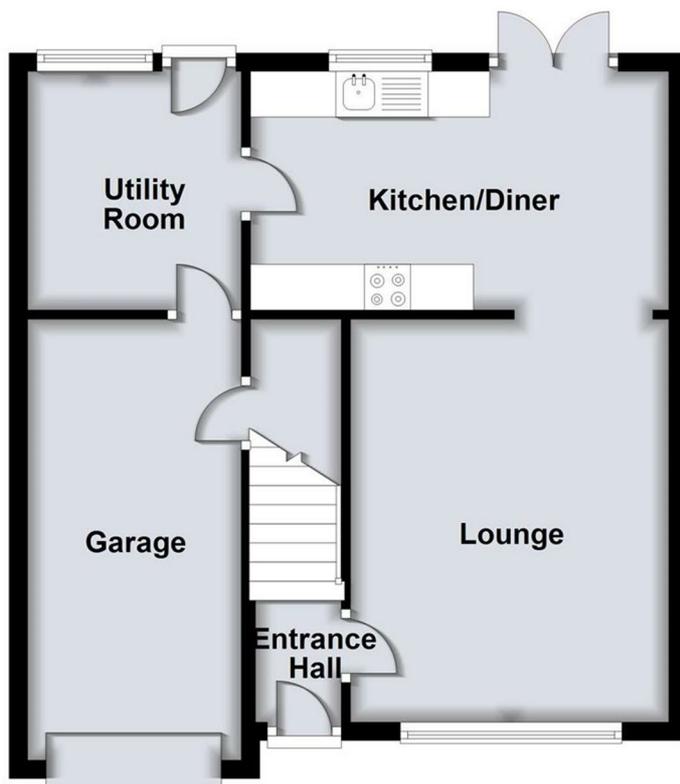
A driveway provides car standing spaces for three cars.

### Attached Garage

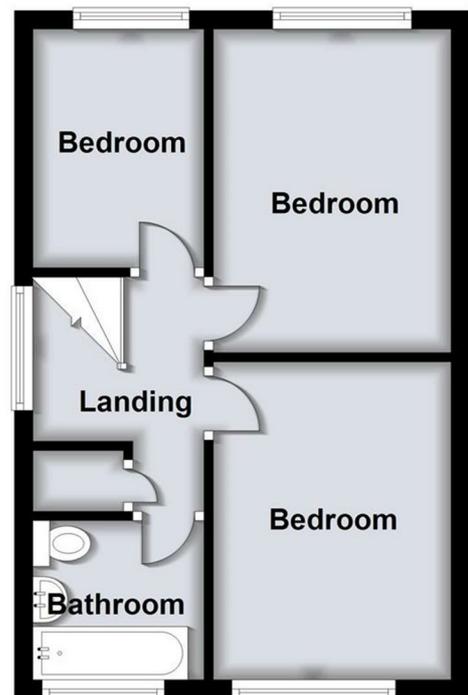
17'3" x 7'11" (5.28 x 2.43)

With concrete flooring, power, lighting, up and over front door and an integral door giving access to the property.

### Ground Floor



### First Floor



## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            | <b>81</b>   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   | <b>58</b>                  |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>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<br>2002/91/EC |  |