





4 Bed House - Detached

196 Lambourn Drive, Allestree, Derby DE22 2UR

Offers Around £465,000 Freehold

4 3 2

Fletcher & Company

www.fletcherandcompany.co.uk

- Much Improved and Extended Four-Bedroomed Detached Family Home
- Ecclesbourne School Catchment Area
- Lounge, Dining Room & Conservatory
- Study/Office
- Living Kitchen/Dining Room
- Four Double Bedrooms
- En-Suite Bathroom & Family Wet/Shower Room
- Impressive Corner Plot
- Generous Driveway & Double Garage
- Close to Allestree Park

ECCLESBOURNE SCHOOL CATCHMENT AREA - A much improved and extended four-bedroomed, detached family home with double garage, enjoying a corner plot in a favourable residential location close to Allestree Park.

The property enjoys an impressive corner plot, and over recent years has been the subject of much improvement and structural extension, considered to be one of the finest examples of its type in the area, ideal for family occupation.

The Location

The property is located within walking distance of Allestree Park. The position is convenient for the City centre and local amenities including the noted Park Farm shopping centre and excellent local schools at both Primary and Secondary levels (Ecclesbourne School Catchment Area). The property itself is situated close to regular bus services and is within walking distance of the noted Park Lane Surgery.

Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park also having a boating and fishing lake, together with Kedleston Golf Course. Darley Park, which is situated close by, offers walks along the River Derwent, café and Darley Abbey Mills with popular wine bars and restaurants.

Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is also convenient for Rolls-Royce, University of Derby, Royal Derby Hospital, Pride Park and Toyota.

Accommodation

Entrance Hall

16'4" x 6'9" (4.98 x 2.06)

With half glazed entrance door with inset window with leaded finish are there tile flooring, radiator, coving to ceiling, spotlights to ceiling and staircase leading to first floor with polished handrail.

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Storage Cupboard

5'8" x 2'5" (1.73 x 0.75)

With shelving, light and internal oak veneer door with chrome fittings.

Cloakroom

7'11" x 4'8" (2.43 x 1.43)

With low level WC, fitted wash basin with chrome fittings with fitted base cupboard underneath, tiled wall with inset large mirror, tile flooring, heated chrome towel rail/radiator, extractor fan, coat hangers and internal oak veneer door with chrome fittings.

Lounge

17'5" x 11'9" (5.32 x 3.59)

With wood effect flooring, two radiators, internal double opening doors giving access to dining room, double glazed bow window with deep window sill and internal oak veneer door with chrome fittings.







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Study

11'0" x 7'11" (3.37 x 2.43)

With fitted corner desk, wood effect flooring, fitted shelving, coving to ceiling, radiator, double glazed bow window with deep window sill to front and internal oak veneer door with chrome fittings.





Dining Room

14'10" x 9'11" (4.54 x 3.04)

With radiator, French internal doors giving access to conservatory, double opening doors giving access to lounge, double glazed window to rear and oak veneer door with chrome fittings opening into kitchen/dining room.





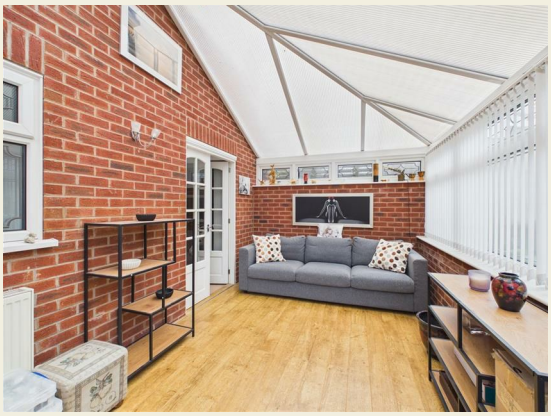
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Conservatory

15'1" x 9'0" (4.61 x 2.76)

With wood effect flooring, radiator, fitted wall lights, double glazed windows with fitted blinds and double glazed French doors opening onto garden.





Kitchen/Dining Room

20'0" x 11'8" (6.12 x 3.57)

With inset one and a half sink unit with Quooker tap, wall and base fitted units with matching quartz worktops, continuation of the matching quartz worktops forming a useful breakfast bar area, Neff induction hob with Novy extractor hood over, Neff double electric fan assisted oven, integrated dishwasher, integrated full height Neff fridge, integrated full height Neff freezer, radiator, spotlights to ceiling, three double glazed windows, double glazed door giving access to garden, integral door giving access to double garage and internal oak veneer door with chrome fittings.



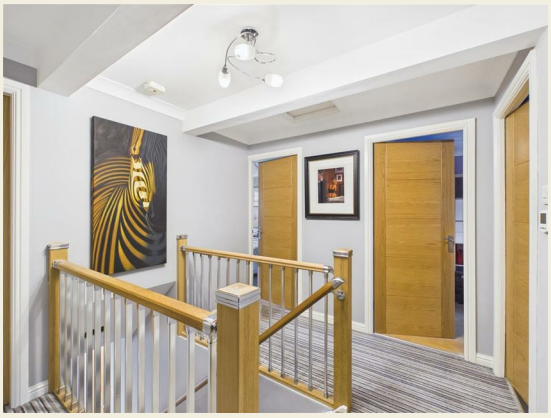


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First Floor Landing

10'0" x 8'7" (3.07 x 2.63)

With attractive balustrade, radiator, coving to ceiling and access to roof space.



Bedroom One

12'0" x 11'10" (3.68 x 3.61)

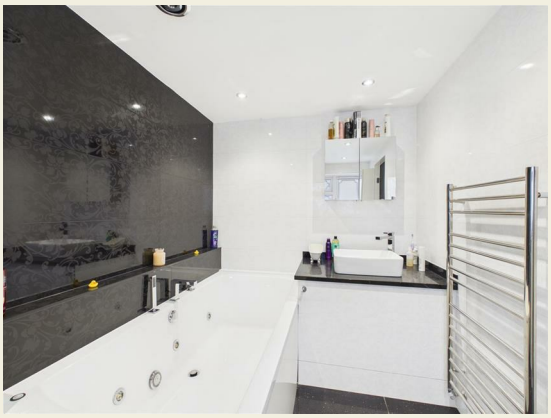
With built-in wardrobes, radiator, double glazed window to front and internal oak veneer door with chrome fittings.

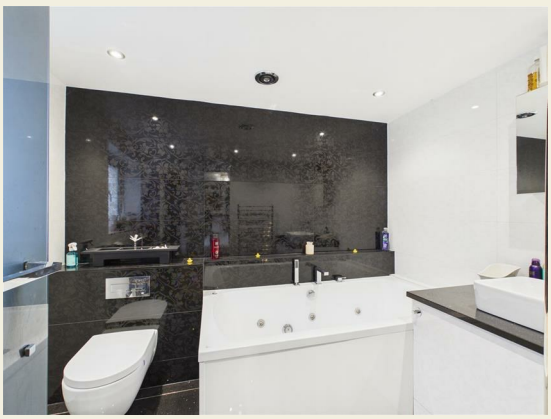


En-Suite Bathroom

9'3" x 6'2" (2.84 x 1.90)

With Porcelanosa spa bath with chrome fittings including hand attachment, fitted wash basin with chrome fittings, low level WC, fully tiled walls with tile flooring, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed window to front and internal tainted glass door with chrome fittings.





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Bedroom Two

12'4" x 8'2" (3.76 x 2.51)

With built-in double wardrobe, radiator, coving to ceiling, double glazed window to front and internal oak veneer door with chrome fittings.





Bedroom Three

10'6" x 9'4" (3.22 x 2.85)

With built-in wardrobes, radiator, coving to ceiling, double glazed window to rear and internal oak veneer door with chrome fittings.



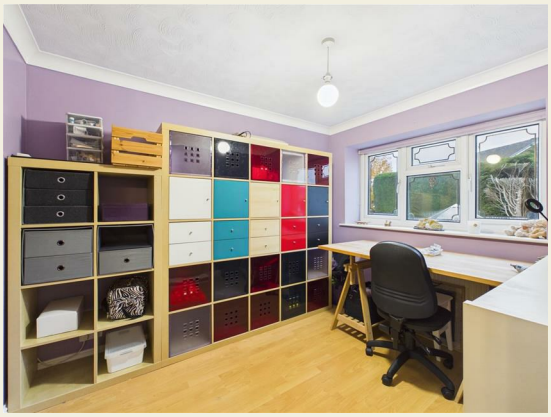


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Bedroom Four

9'11" x 8'3" (3.03 x 2.54)

With wardrobe recess, laminated wood flooring, radiator, coving to ceiling, double glazed window to rear and internal oak veneer door with chrome fittings.





Family Wet/Shower Room

6'6" x 6'3" (1.99 x 1.92)

With chrome shower with tinted shower screen door, fitted wash basin with chrome fittings and fitted base cupboard underneath, low level WC, fully tiled walls, tile flooring with electric underfloor heating, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, additional heated chrome towel rail/radiator, illuminated wall mounted mirror, shaver point, double glazed window to rear and internal oak veneer door with chrome fittings.



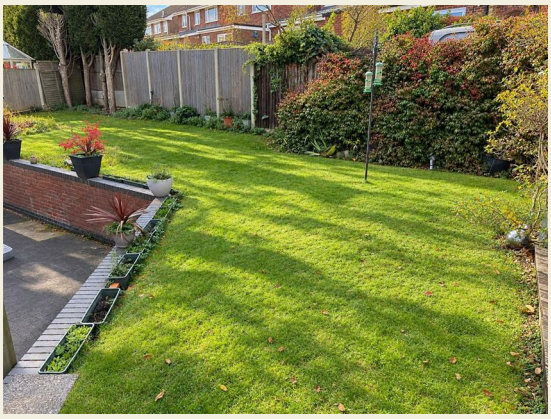


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Garden

The rear garden extends to the side and enjoys a raised lawn with brick retaining wall, generous sized paved patio providing a pleasant sitting out and entertaining space and raised deck area with pergola over providing a further sitting out space. Side access.







Driveway

The property is set well-back from the pavement edge behind a generous sized driveway providing car standing spaces for approximately four cars.



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Double Garage

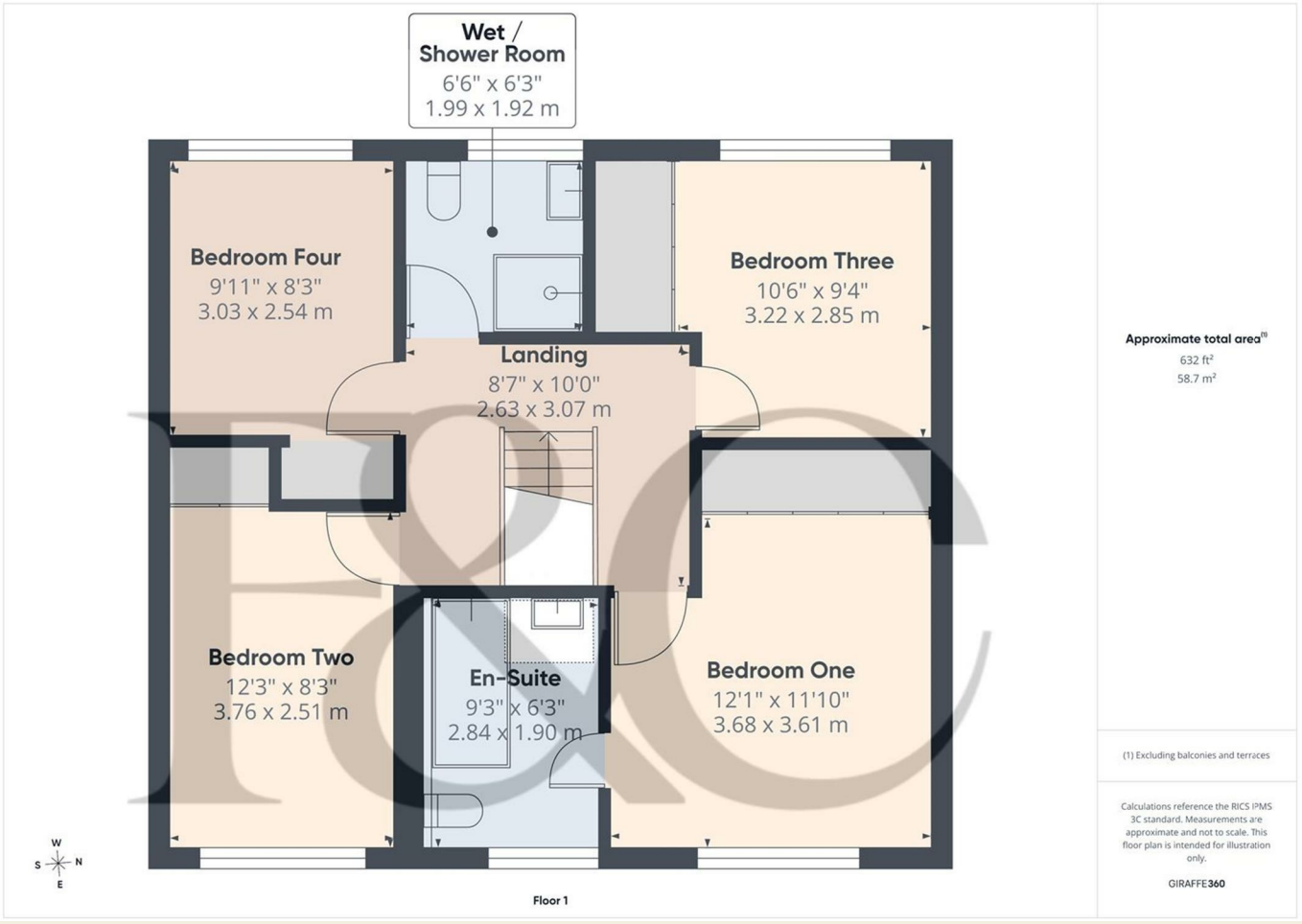
17'1" x 16'5" (5.21 x 5.01)

With concrete floor, power, lighting, one and a half stainless steel sink unit with mixer tap, fitted base cupboards, plumbing for automatic washing machine (washing machine and tumble dryer included in the sale), central heating boiler, door giving access to house, door giving access to garden, two up and over front doors and fitted shelving.

Council Tax Band E



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Energy Efficiency Rating

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

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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