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3 Bed House - Semi-Detached

20 Merrill Way

Allenton

Derby

DE24 9JL

£1,250

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**Fletcher**  
& Company

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Derby  
DE24 9JL



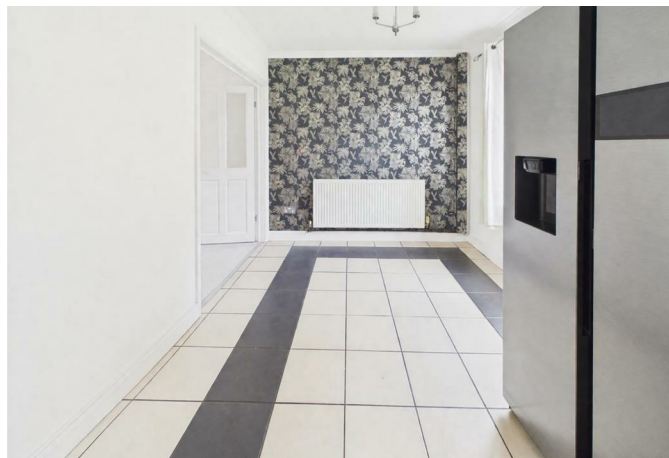
- Available Immediately
- A Very Good Sized Family Property
- Porch & Entrance Hall
- WC, Side Hall & Utility
- Lounge, Dining Room & Kitchen
- Three First Floor Bedrooms
- New Carpets
- Large Rear Garden
- Potential for Off-Road Parking
- Close to Local Amenities

A conveniently located, three, semi-detached residence in a sought after location.

The property occupies a convenient location and benefits from lawned fore-garden. To the rear of the property is a large garden.

Internally the property comprises porch, entrance hall, WC, side entrance and utility, lounge to front, dining room to rear and kitchen. The first floor landing leads to three bedrooms and bathroom.

The property is Available Immediately, and on a long term basis.





### The Location

The property's location allows for easy access to amenities in Allenton, Shelton Lock, Alvaston and Chellaston. It is also convenient for large employers in the area including Rolls Royce and Toyota. Derby City centre is also within easy reach as is Pride Park which offers a further range of amenities and large retail outlets.

### Accommodation

#### Ground Floor

##### Porch

5'11" x 2'0" (1.81 x 0.61)

A double glazed entrance door provides access to porch with further glazed door to hallway.

##### Entrance Hall

12'4" x 5'9" (3.77 x 1.76)

Having a central heating radiator and staircase to first floor with understairs storage cupboard.

##### Kitchen

10'3" x 8'10" (3.14 x 2.71)

Comprising marble effect worktops with tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers and complementary wall mounted cupboards.

##### Side Porch

6'9" x 3'3" (2.07 x 1.01)

With an external door to garden and doors to utility and fitted guest cloakroom.

##### Utility

6'3" x 5'10" (1.93 x 1.79)

With worktop and space beneath for appliances.

##### WC

6'4" x 4'7" (1.94 x 1.40)

Appointed with a low flush WC, wash handbasin and double glazed window to rear.

##### Dining Room

10'5" x 8'5" (3.20 x 2.59)

Having a central heating radiator, double glazed window overlooking the rear garden and panelled and glazed door to lounge.

##### Lounge

14'11" x 12'4" (4.56 x 3.78)

With central heating radiator, decorative coving and double glazed window to front.

##### First Floor Landing

7'5" x 5'11" (2.28 x 1.82)

Having a central heating radiator, access to loft space and double glazed window to side.

##### Bedroom One

11'11" x 11'6" (3.65 x 3.53)

With central heating radiator, decorative coving and two double glazed windows to front.

##### Bedroom Two

13'5" x 8'7" (4.09 x 2.62)

Comprising central heating radiator, cupboard housing the gas fired boiler and double glazed window to rear.

##### Bedroom Three

9'4" x 9'2" (2.87 x 2.81)

With central heating radiator and double glazed window to front.

##### Bathroom

7'4" x 5'9" (2.26 x 1.76)

Appointed with a low flush WC, wash handbasin, panelled bath with shower attachment, central heating radiator and two double glazed windows to rear.

##### Outside

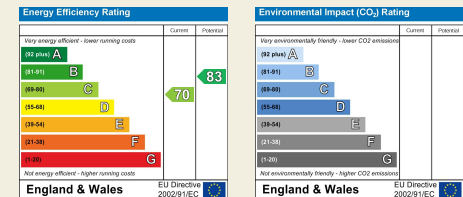
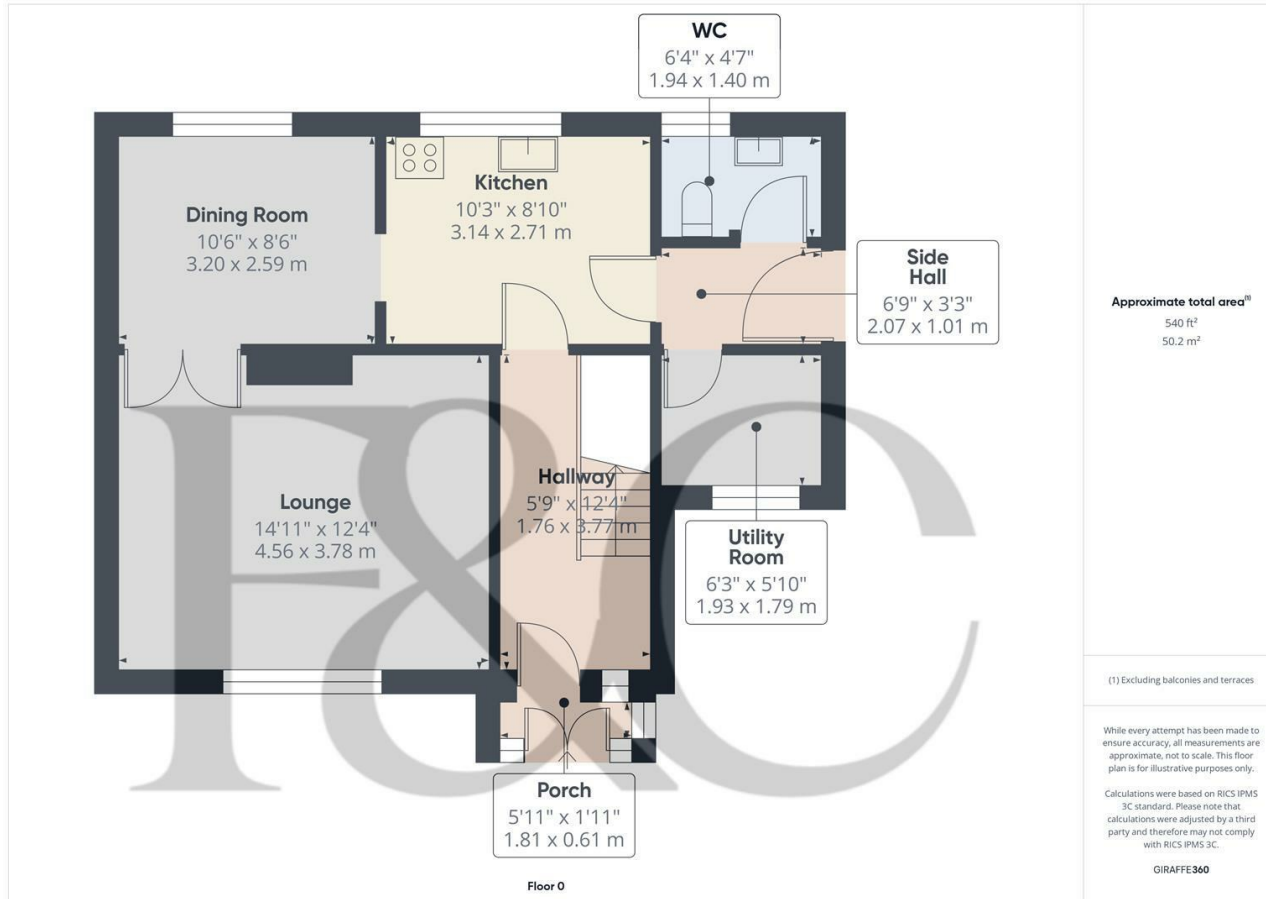
To the rear of the property is a larger than average garden providing lots of space, to the front is a good sized garden with plenty of parking available.

##### Council Tax Band A

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