



## 5 Bed House - Detached

31 Derwent Avenue, Allestree, Derby DE22 2DP

Offers Around £459,950 Freehold



5



2



2



D

**FLETCHER**  
& COMPANY

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Traditional Family Detached Property
- Ecclesbourne School Catchment Area
- Lounge & Family Room
- Spacious Kitchen/Dining Room
- Five Double Bedrooms
- En-Suite and Family Bathroom
- Pleasant Enclosed Gardens
- Block Paved Driveway, Garage Store
- Close To Allestree Park & Darley Park
- Spacious Characterful Accommodation

ECCLESBOURNE SCHOOL CATCHMENT AREA - Traditional five double bedroom detached property with easy access to Allestree Park and Darley Park - IDEAL FAMILY HOME.

The gas central heating and double glazing living accommodation briefly consists on the the ground floor; entrance hall with staircase leading to the first floor, lounge, family room, fitted kitchen/dining room and laundry/boot room. The first floor landing leads to four double bedrooms, en-suite and family bathroom. Second floor leads to large double bedroom five.

The property enjoys a pleasant enclosed rear garden laid to lawn with a patio and decking area.

A block paved driveway provides car standing space for several cars and leads to a garage store with electric door.

### **The Location**

Allestree is a very popular residential suburb of Derby, approximately 3 miles from the city centre and provides an excellent range of local amenities including the noted Park Farm shopping centre, excellent local schools and regular bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park together with Kedleston Golf Course.

Excellent transport links are close by and fast access onto the A6, A38, A50 linking to the M1 motorway. The location is convenient for Rolls Royce, Derby University, Royal Derby Hospital and Toyota.

### **GROUND FLOOR**

#### **Recessed Storm Porch**

With half glazed entrance door with stained glass leaded finish opening into:

#### **Spacious Entrance Hall**

14'11" x 7'3" (4.56 x 2.23)

With deep skirting boards and architraves, high ceilings, original Oak flooring, staircase leading to the first floor and central heating radiator.

## Lounge

14'0" into bay x 12'0" (4.28 into bay x 3.67)

With charming fireplace incorporating a multi burner stove and raised tiled hearth, wood flooring, deep skirting boards and architraves, high ceilings, central heating radiator, double glazed square bay with aspect to the front elevation, double glazed side window and internal panelled door.

## Inner Lobby

Having wood flooring and useful understairs storage cupboard.

## Family Room

19'9" reducing to 11'11" x 12'4" reducing to 6'8" (6.03 reducing to 3.65 x 3.78 reducing to 2.05)

With charming character fireplace with exposed brick surrounds incorporating log burning stove and raised quarry tiled hearth, deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, matching wood flooring, double glazed window to the rear, double glazed window to the side, double glazed French doors opening on to decking area and pleasant enclosed rear garden, two central heating radiators and featured internal stain glass window with leaded finish.



### Living Kitchen/Dining Room

19'4" x 11'11" (5.90 x 3.64)

With double porcelain sink unit with chrome mixer tap, base units with drawer and cupboard fronts, tiled splashbacks wall and base fitted units with wood worktops, Range style cooker with Range style extractor hood over, plumbing for automatic washing machine, dishwasher, solid Oak wood flooring, spotlights to ceiling, central heating radiator, double glazed Velux window, double glazed window to rear and double glazed French doors opening onto decking area and enclosed rear garden.



### Laundry/Boot Room

11'6" x 3'10" (3.53 x 1.18)

With tiled flooring, wall mounted Worcester combination boiler and integral door giving access to the garage.

### FIRST FLOOR

#### Landing

With panelled door giving access to the second staircase leading to double bedroom five.

### Double Bedroom One

12'1" x 11'10" (3.69 x 3.61)

Having deep skirting boards and architraves, high ceilings, spotlights to ceiling, central heating radiator, double glazed window to the side, double glazed window to the front, open square archway leading to walk in wardrobe and internal panelled door.



### Walk in Wardrobe

8'5" x 3'8" (2.58 x 1.12)

Providing storage with clothes rail and shelving.

### En-Suite

7'6" x 3'2" (2.29 x 0.99)

Fitted with a white suite comprising; separate shower cubicle with shower, pedestal wash hand basin, low level WC, tiled splashbacks, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan and two double glazed obscure corner windows.



### Double Bedroom Two

12'4" x 12'0" (3.78 x 3.67)

With deep skirting boards and architraves, high ceilings, central heating radiator, double glazed window overlooking the rear garden and internal panelled door.



### Double Bedroom Three

12'0" x 10'11" (3.66 x 3.35)

With deep skirting boards and architraves, high ceilings, central heating radiator, double glazed window overlooking the rear garden and internal panelled door.



### Double Bedroom Four

12'0" x 10'9" (3.67 x 3.28)

With laminated flooring, central heating radiator, fitted display alcoves, built in single wardrobe with shelving, double glazed Dormer window with aspect to front and internal panelled door.



## Family Bathroom

8'3" x 7'2" (2.52 x 2.19)

Fitted with a white suite comprising; bath with shower over and shower screen door, pedestal wash hand basin, low level WC, tiled splashbacks, tiled effect flooring, heritage towel rail/radiator, high ceilings, spotlights to ceiling, double glazed obscure window and internal panelled door.



## Stairs Leading to Double Bedroom Five

With featured double glazed circular window and useful storage cupboard into eaves.

## Double Bedroom Five

24'4" x 11'11" overall (7.44 x 3.64 overall )

With two central heating radiators, double glazed Velux window to the front, two double glazed window to the side, far reaching views, pine balustrade and two useful built in storage cupboards providing storage.



## OUTSIDE

### Front

The property is set back behind the pavement edge behind a low maintenance foregarden with stone wall and hedgerow providing a screen for privacy, tree and flower beds.

## Rear Garden

To the rear of the property there is a pleasant enclosed rear garden laid to lawn with flower beds, shrubs, ornamental pond, stone wall, small vegetable plot, block paved patio and decking area, both providing a pleasant sitting out area/entertaining space. There is also a log store.



## Driveway

A block paved driveway provides car standing space for approximately 2/3 cars.

## Garage Store

12'0" x 10'11" (3.67 x 3.33)

With concrete flooring, power, lighting, electric roll up front door and integral door giving access to the property itself. There is also plumbing for automatic washing machine and cold water tap.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</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 energy efficient - higher running costs</i>		
	<b>68</b>	<b>76</b>
<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	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.