



## 5 Bed House - Detached

Plot 9, Allestree Firs Woodlands Road, Allestree, Derby DE22 2HH

Price £925,995 Freehold



5



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**Fletcher**  
& Company

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

- Striking Home Offering Generous Space and a Well-Balanced Layout - 10 Year Warranty
- Snug & Family/Office
- Kitchen/Diner with Living Room
- Five Bedrooms with Two Dressing Rooms
- Three En-suites & Family Bathroom
- Landscaped Front & Rear Gardens
- Generous Driveway - 4 Cars & Double Garage
- Exclusive Cul-de-Sac Location Close to Allestree Park
- Quick access to Duffield, Quarndon & Kedleston Golf Club
- December 2026 Estimated Completion - Built by Casamia Homes

The Nordmann is a striking five-bedroom, three-storey home offering generous space and a well-balanced layout. It features a spacious open-plan kitchen, dining and living area, with two large additional reception rooms for flexible use as a snug, formal lounge, playroom or home office. Upstairs, four well-sized bedrooms include a principal suite with dressing room and en-suite, alongside a family bathroom, while the top floor provides a private bedroom suite with its own dressing area and en-suite, creating a versatile and comfortable family home. Externally, a large private driveway leads to a detached double garage.

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 and bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park together with Kedleston Golf Course. 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.

The Firs is located within the catchment area for the highly regarded Allestree Woodlands School, long respected for its academic standards and strong local reputation. For primary education, the development falls within the catchment for Portway Infant and Junior Schools, making this an ideal setting for families seeking a well-placed home within one of Allestree's most established residential areas. For private education, some of the region's most established institutions are within easy reach: The Old Vicarage Preparatory School, Derby Grammar School, Derby High School, Repton School, Denstone College.

10 minutes to Derby Train Station with a direct service to London St Pancras in approximately 1 hour 30 minutes. 25 minutes to East Midlands International Airport.

## Welcome To The Firs

The Firs is an exclusive collection of just ten beautifully designed executive detached homes, arranged over two and two-and-a-half storeys and offering four and five-bedroom accommodation crafted for modern luxury family living.

Perfectly positioned between the highly sought-after locations of Allestree and Quarndon, this prestigious development enjoys a prime setting just fifteen minutes from Derby city centre and only five minutes from the vibrant village of Duffield, with its excellent range of independent shops, restaurants and amenities.

Directly opposite the development, across the quiet tree-lined Woodlands Road, lies Allestree Park, recently enhanced through a major rewilding project and offering acres of parkland, woodland walks and open green space.

Each home provides generous, high-specification living space, double garages and private tree-lined gardens, all designed to complement the mature surroundings while achieving excellent energy efficiency, with predicted A-rated EPCs

The standard specification has been carefully considered and includes feature staircases, underfloor heating to the ground floor, flooring throughout, quartz or granite work surfaces, Crosswater sanitaryware, SOLUS tiling, solar PV, electric vehicle charging points, double garages and turfed rear gardens.

Homes can also be tailored to individual purchasers, with options including smart home integration, cinema rooms, media walls, air conditioning, dressing areas and wardrobes, installed and commissioned hot tubs, feature fireplaces, Crittall-style doors and a wide choice of kitchen, flooring and bathroom upgrades.

We are proud to work with a number of highly regarded local specialists, including Robeys and Connected Home Systems, alongside other trusted partners, allowing purchasers to personalise their home with carefully selected products and finishes delivered and installed by experienced professionals.

With only ten homes available, The Firs offers a rare opportunity to secure a substantial new home in one of Derby's most established residential settings.

### Hall

13'9" x 8'6" (4.2 x 2.6)

### Snug

12'5" x 11'9" (3.8 x 3.6)

### Family/Office

12'5" x 11'9" (3.8 x 3.6)

### Kitchen/Dining Room

20'8" x 13'9" (6.3 x 4.2)

### Living

13'9" x 11'9" (4.2 x 3.6)

### Utility

13'9" x 4'11" (4.2 x 1.5)

### Bedroom One

14'9" x 11'9" (4.5 x 3.6)

### Dressing Room

8'6" x 7'6" (2.6 x 2.3)

### En-suite

8'6" x 6'10" (2.6 x 2.1)

### Bedroom Two

12'5" x 11'9" (3.8 x 3.6)

### En-suite

8'6" x 3'11" (2.6 x 1.2)

### Bedroom Three

11'9" x 9'2" (3.6 x 2.8)

### Bedroom Four

11'9" x 9'6" (3.6 x 2.9)

### Family Bathroom

11'9" x 6'10" (3.6 x 2.1)

### Guest Bedroom Five

12'5" x 11'9" (3.8 x 3.6)

### Guest Bedroom En-suite

11'9" x 9'10" (3.6 x 3.0)

### Garden

Depth 10.5m x 19m Width - Lawn with patio and fencing.

### Double Garage

19'8" x 19'8" (6 x 6)

With a generous driveway.

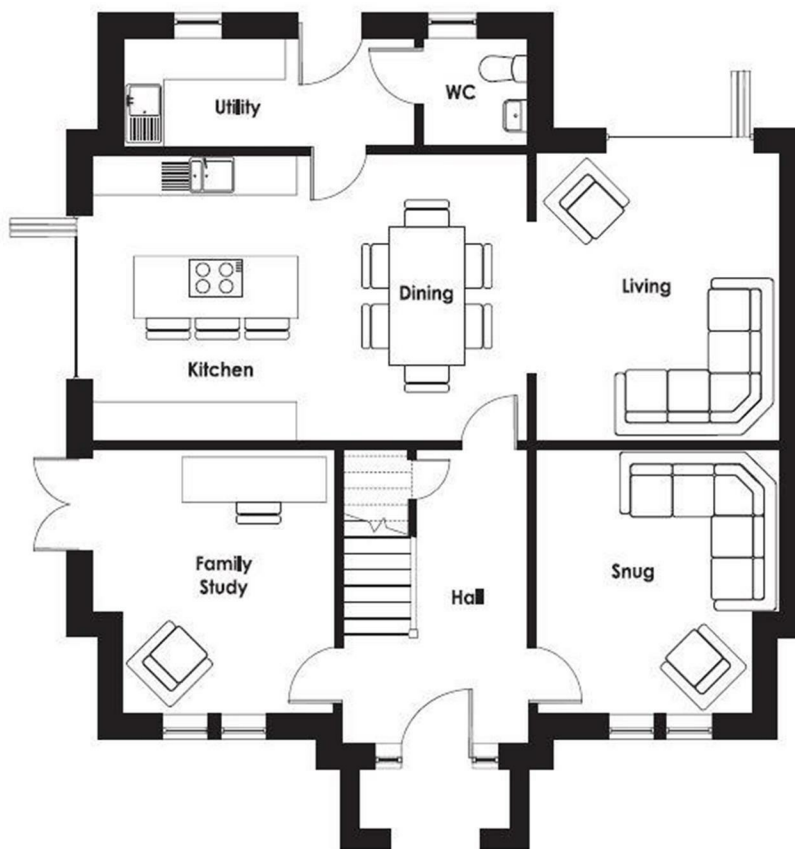
### Please Note

All measurements are approximate, taken from architects drawings and rounded to the nearest 100mm. Dimensions shown represent the maximum room sizes (for example into bay windows where applicable). Images and floor plans are for illustrative purposes only. Casamia Homes reserves the right to make changes without notice.

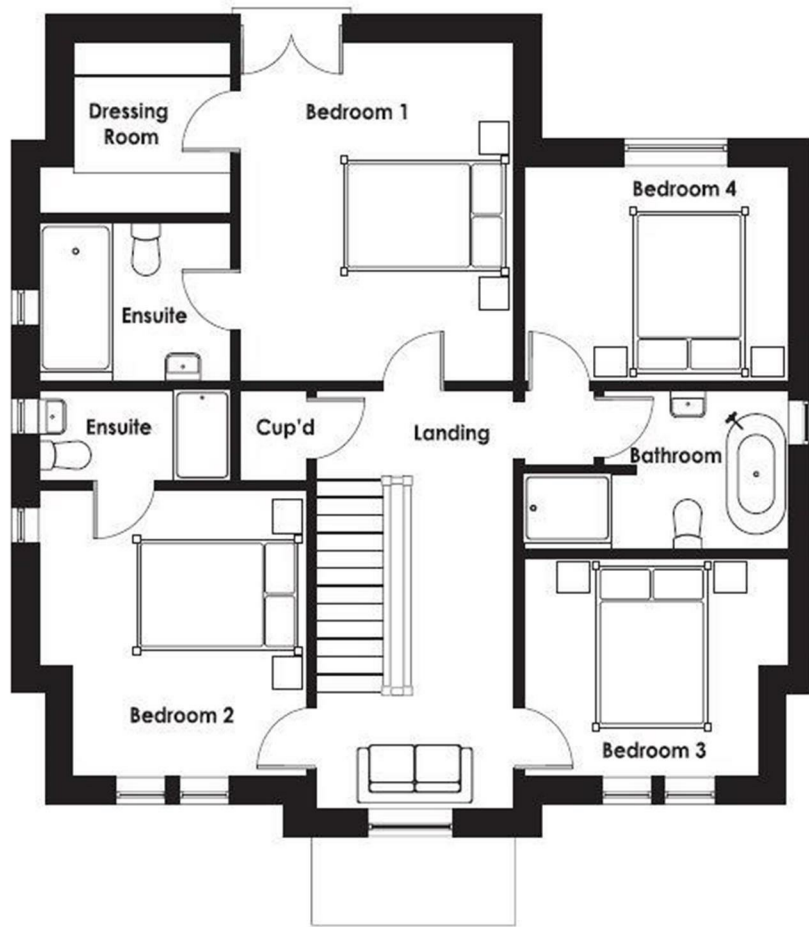
Council Tax Band - Derby City  
To Be Confirmed



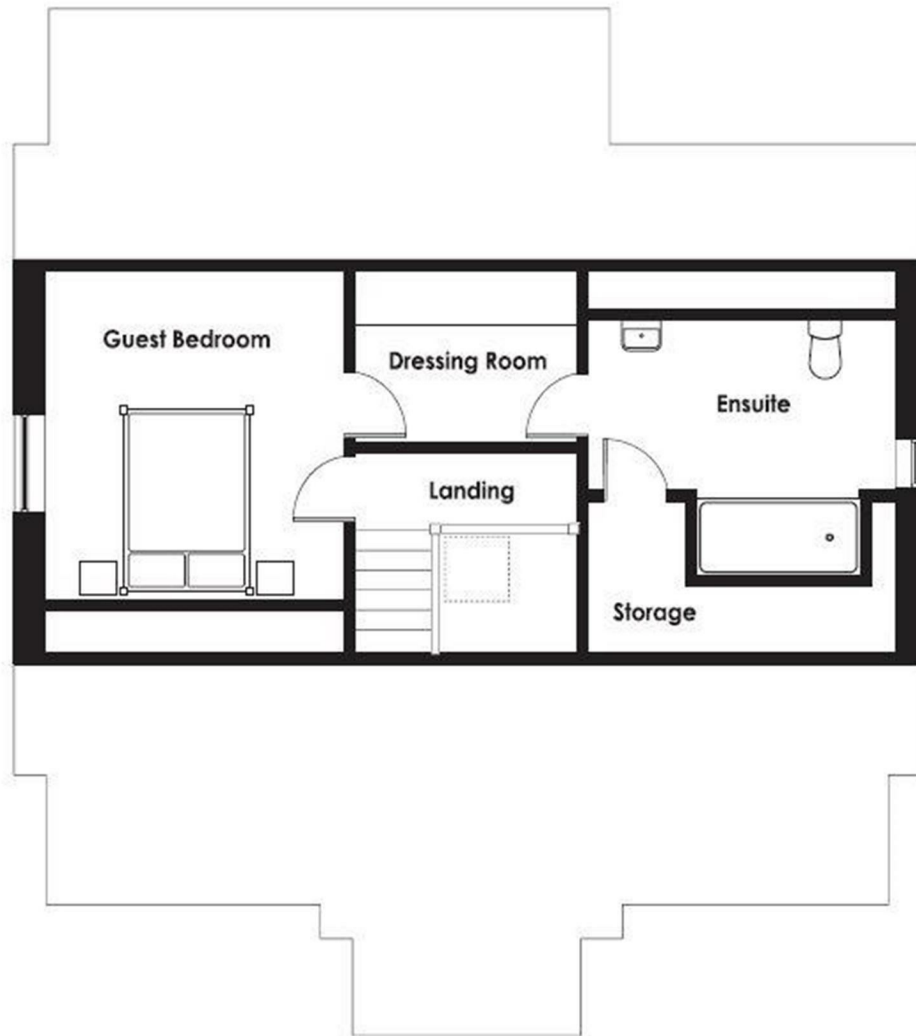
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## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 | <b>99</b>                  | <b>99</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>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 |  |