



5 Bed House - Detached

Plot 7 Woodlands Road, Allestree, Derby DE22 2HH

Price £995,995 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- The Largest and Most Distinguished Detached House - 10 Year Warranty
- Lounge & Office
- Kitchen/Diner with Open Plan Living Room
- Five Bedrooms with Two Dressing Rooms
- Three En-suites & Family Bathroom
- South Facing Landscaped Front & Rear Gardens
- Block Paved Driveway - 3 cars side-by-side & Double Garage
- Exclusive Cul-de-Sac Location Close to Allestree Park
- Quick access to Duffield, Quarndon & Kedleston Golf Club
- January 2027 Estimated Completion - Assisted Move/Part Exchange Consider - Ask For Details

The Grand is the largest and most distinguished five-bedroom home in the collection, offering exceptional space and flexibility. Built by Casamia Homes. Assisted Move/Part Exchange Consider - Ask For Details

The ground floor centres around a vast open-plan kitchen, dining and living area, complemented by a separate lounge and office, as well as a double garage and utility. Upstairs features five generously sized bedrooms, including a principal suite with dressing room and en-suite, alongside further en-suite facilities — creating a refined and luxurious family home.

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. Leisure facilities including David Lloyd and Nuffield Health.



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