



3 Bed House - Semi-Detached

1 Derwent Close, Allestree, Derby DE22 2UY
Price £235,000 Freehold



3



1



1



D

Fletcher & Company

www.fletcherandcompany.co.uk

- Highly Appealing Semi-Detached Property
- Ecclesbourne School Catchment Area
- Far-Reaching Views
- Lounge & Kitchen/Dining Room
- Three Bedrooms & Bathroom
- Gardens to Front, Side & Rear
- Driveway & Garage
- Offers Potential to be Improved
- Easy Access to Allestree Park & Darley Park
- No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA - A three bedroom semi-detached home occupying a sought-after location in Allestree with easy access to Darley Park and Allestree Park.

The Location

Allestree is a popular residential suburb of Derby, approximately three miles from the city centre, offering a wide range of amenities including the Park Farm Shopping Centre, excellent local schools, and regular bus services. Recreational facilities nearby include Woodlands Tennis Club, Allestree Park, Markeaton Park, and Kedleston Golf Course. The area benefits from excellent transport links, with quick access to the A6, A38, A50, and the M1 motorway, making it convenient for commuters. Major employers such as Rolls-Royce, the University of Derby, the Royal Derby Hospital, and Toyota are all easily accessible. The property is also within easy reach of Duffield, Belper, and Derby City Centre.

Accommodation

Ground Floor

Storm Porch

With quarry tiled flooring and entrance door.

Entrance Hall

5'4" x 4'4" (1.63 x 1.34)

With staircase leading to first floor.

Lounge

14'6" x 9'4" (4.42 x 2.87)

With feature fireplace, radiator, coving to ceiling and double glazed window to front.



Kitchen/Dining Room

14'10" x 10'0" (4.54 x 3.07)

With single stainless steel sink unit with mixer tap, wall and base units with matching worktops, built-in four ring gas hob, built-in electric oven, tiled effect flooring, radiator, double glazed window to rear, double glazed sliding patio door opening on to garden and half glazed internal door.



Pantry

5'2" x 2'10" (1.60 x 0.87)

With shelving.

First Floor Landing

8'6" x 6'0" (2.60 x 1.85)

With built-in storage cupboard housing the central heating boiler, double glazed window to side and access to roof space.

Bedroom One

12'4" x 8'6" (3.76 x 2.61)

With built-in wardrobe, radiator, double glazed window to front and far-reaching views.



Bedroom Two

9'5" x 6'1" (2.88 x 1.87)

With radiator and double glazed window to rear.



Bedroom Three

9'10" x 8'7" (3.01 x 2.63)

With radiator, double glazed window to front and far-reaching views.



Family Bathroom

6'2" x 5'10" (1.90 x 1.78)

With bath with shower, pedestal wash handbasin, low level WC, tile splashbacks, radiator and double glazed window to rear.



Front Garden

The property is set back from the pavement edge behind a fore-garden with beds and pathway leading to the entrance door.

Side Garden

To the side of the property is a well-stocked side garden with pathway leading to the rear garden.

Rear Garden

To the rear of the property is a lawn garden and is enclosed with direct access to the garage.



Garage

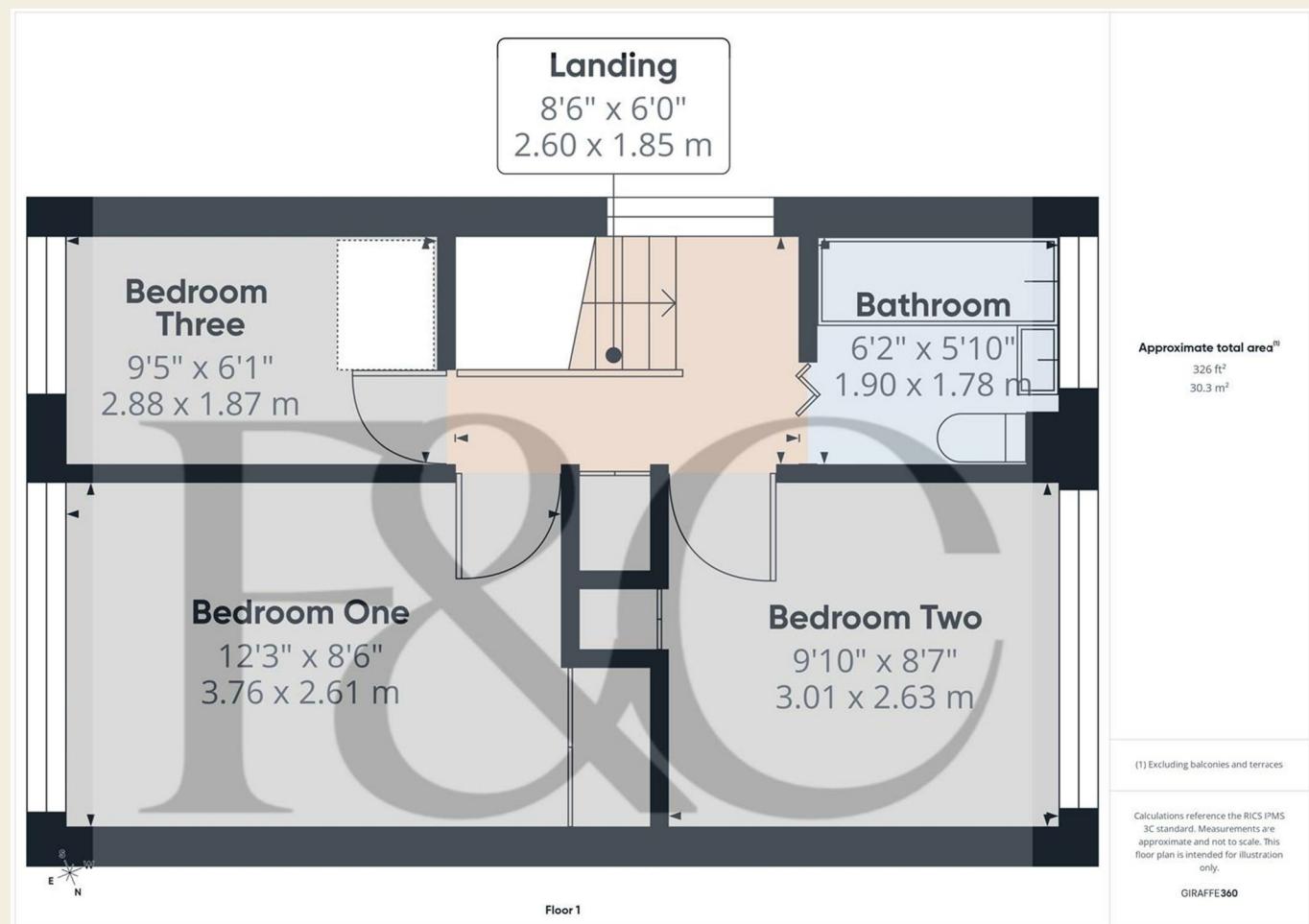
With up and over front door and side personnel door giving access to the rear garden.



Council Tax Band C



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.



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	