



## 5 Bed House - Detached

Plot 6, Allestree Firs Woodlands Road, Allestree, Derby DE22 2HH

Price £975,000 Freehold



**Fletcher**  
& Company

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

- A Substantial Five-Bedroom Detached Home Arranged Over Three Floors - 10 Year Warranty
- Lounge & Office
- Kitchen/Diner with Living Room
- Five Bedrooms plus Snug
- Three En-suites & Family Bathroom
- Landscaped Front & Rear Gardens
- Block Paved Driveway & Double Garage
- Exclusive Cul-de-Sac Location Close to Allestree Park
- Quick access to Duffield, Quarndon & Kedleston Golf Club
- February 2027 Estimated Completion - Built by Casamia Homes

The Noble is a substantial five-bedroom home arranged over three floors, designed to combine scale with versatility. Built by Casamia Homes.

The ground floor features an impressive open-plan kitchen, dining and living space, forming the heart of the home and ideal for entertaining, with bifold doors opening onto the garden. A formal lounge and separate study provide the perfect balance of space for working from home and relaxing in the evening, while a utility room and double garage add everyday practicality. Upstairs, four generously sized bedrooms include a luxurious principal suite with its own dressing room and en-suite. The top floor is dedicated to a private bedroom suite with dressing area and en-suite, creating a grand yet thoughtfully arranged family home with excellent flexibility for modern living.

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.

## 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

15'1" x 8'10" (4.6 x 2.7)

### Lounge

17'0" x 11'5" (5.2 x 3.5)

### Office

11'5" x 9'2" (3.5 x 2.8)

### Kitchen/Diner

20'8" x 19'0" (6.3 x 5.8)

### Living

14'1" x 13'5" (4.3 x 4.1)

### Utility

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

### Bedroom One

13'9" x 11'1" (4.2 x 3.4)

### Dressing Room

5'10" x 5'6" (1.8 x 1.7)

### En-suite

7'6" x 7'2" (2.3 x 2.2)

### Bedroom Two

15'8" x 11'5" (4.8 x 3.5)

### En-suite

8'2" x 3'11" (2.5 x 1.2)

### Dressing Room

6'6" x 5'10" (2 x 1.8)

### Bedroom Three

15'1" x 11'5" (4.6 x 3.5)

### Bedroom Four

13'5" x 10'9" (4.1 x 3.3)

### Family Bathroom

11'5" x 8'2" (3.5 x 2.5)

### Guest Bedroom Five

15'8" x into slope x 12'9" (4.8 x into slope x 3.9)

### Guest En-suite

10'5" x 10'5" into slope and shower (3.2 x 3.2 into slope and shower)

### Snug

8'10" x 8'10" (2.7 x 2.7)

### Garden

Depth 11m x 29m Width - Lawn, patio and fencing.

## Driveway

Block Paved Driveway

## Double Garage

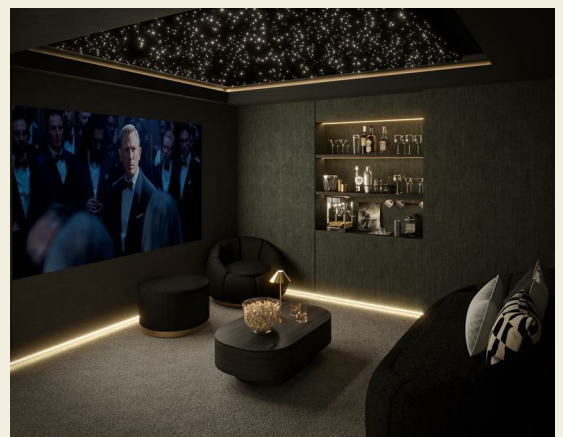
19'8" x 19'8" (6m x 6m)

## Please Note

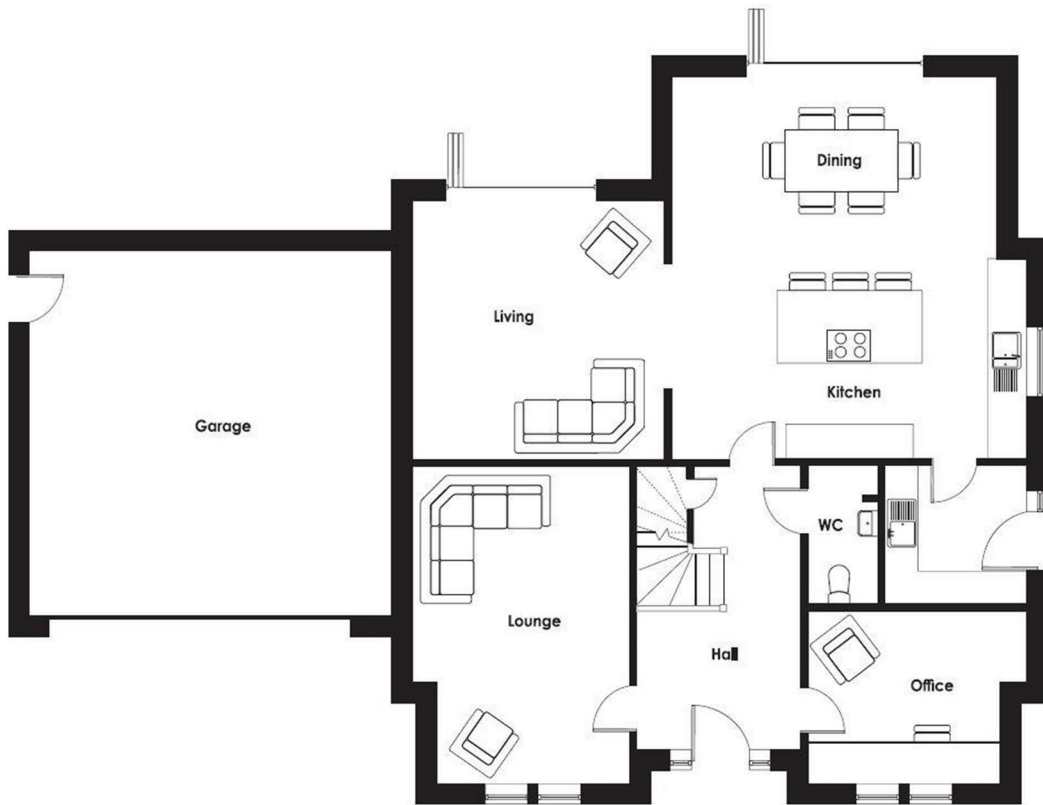
All measurements are approximate, taken from architects drawings and rounded to the nearest 100mm. Dimensions shown represent the maximum room sizes (for example into bay windows where applicable). Images and floor plans are for illustrative purposes only. Casamia Homes reserves the right to make changes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

## Council Tax Band - Derby City

To Be Confirmed



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.



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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 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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