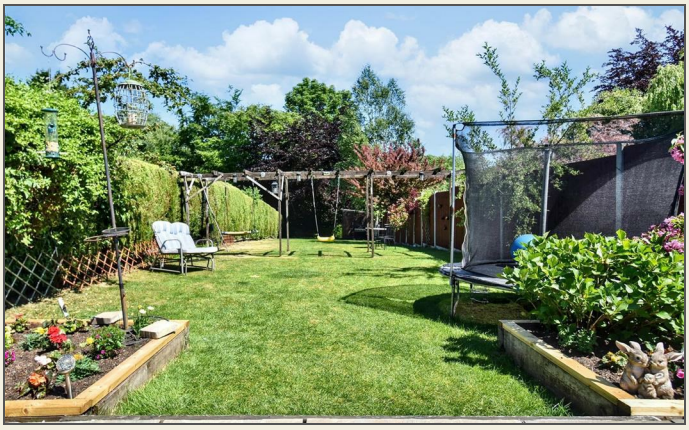

3 Bed House - Detached

9 Wharfedale Close, Allestree, Derby DE22 2UQ
Price £355,000 Freehold

3 2 1 C

Fletcher & Company

www.fletcherandcompany.co.uk

- Beautifully Presented Detached Home
- Ecclesbourne School Catchment Area
- Lounge & Dining Room
- Well-Appointed Fitted Kitchen
- Three Generous Sized Bedrooms
- Fitted Four Piece Family Bathroom
- Large Private Sunny Garden with Timber Shed
- Block Paved Driveway & Integral Garage
- Convenient & Popular Cul-de-Sac Location
- Easy Access to Duffield, Darley Abbey, Allestree Park & Darley Park

ECCLESBOURNE SCHOOL CATCHMENT AREA - A beautifully presented detached home with LARGE GARDEN. The property boasts two spacious reception rooms, well appointed fitted kitchen, three well-proportioned bedrooms and fitted four-piece family bathroom.

The private garden that basks in sunlight, providing an idyllic outdoor retreat. The garden is complemented by a timber shed, offering additional storage or a delightful space for hobbies. The block-paved driveway accommodates parking for up to four vehicles and leads to an integral garage.

Conveniently located in a pleasant cul-de-sac, this home provides easy access to the picturesque areas of Duffield, Darley Abbey, and Allestree Park, making it an excellent choice for those who enjoy outdoor activities and scenic walks.

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. The property is within walking distance of the Park Lane Surgery, local shops and petrol station. A regular bus service also operates along Duffield Road (A6).

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. Fast access to Duffield, Belper and Derby City Centre.

Accommodation

Ground Floor

Entrance Porch

5'8" x 3'8" (1.74 x 1.12)

With double glazed entrance door, radiator, coat hangers and half glazed internal door.

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Lounge

15'11" x 10'7" (4.86 x 3.25)

With feature wallpaper wall, wall lights, coving to ceiling, three radiators, double glazed French doors opening on to Indian stone paved patio and private rear garden and double opening internal doors giving access to dining room.

Dining Room

15'9" x 10'8" (4.81 x 3.27)

With two radiators, feature wallpaper wall, coving to ceiling, double opening internal doors giving access to lounge, double glazed window and half glazed internal door.

Hallway

5'8" x 5'1" (1.73 x 1.56)

With wood flooring, door giving access to garage, radiator, understairs storage cupboard and half glazed internal door into kitchen.

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Kitchen

16'0" x 8'0" (4.89 x 2.45)

With one and a half sink unit with mixer tap, wall and base fitted units with the attractive matching worktops, range cooker with concealed extractor hood, space for fridge/freezer, radiator, spotlights to ceiling, floor heater, tiled effect flooring, integrated dishwasher, double glazed window with fitted blind overlooking private rear garden, double glazed side access door and half glazed internal door.

First Floor Landing

6'2" x 2'10" (1.89 x 0.87)

With access to roof space.

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Bedroom One

13'3" x 10'8" (4.06 x 3.27)

With feature wallpaper wall, radiator, double glazed window to front and internal panelled door with chrome fittings.3

Bedroom Two

10'9" x 10'8" (3.30 x 3.26)

With feature wallpaper wall, radiator, double glazed window to rear and internal panelled door with chrome fittings.

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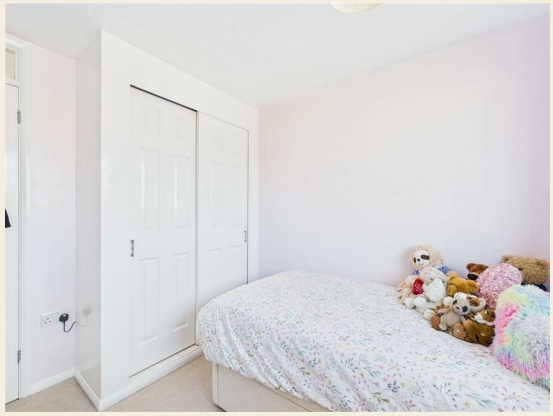
Bedroom Three

8'1" x 8'0" (2.47 x 2.45)

With built-in wardrobe, radiator, double glazed window to front and internal panelled door with chrome fittings.



Family Bathroom

8'2" x 8'0" (2.51 x 2.46)

With bath with mixer tap/hand shower attachment and additional electric shower over with shower screen door, pedestal wash handbasin, low level WC, walk-in separate shower cubicle with chrome shower, tile splashbacks, tiled effect flooring, heritage style towel rail/radiator, spotlights to ceiling, two double glazed obscure windows both having fitted blinds and internal panelled door with chrome fittings.

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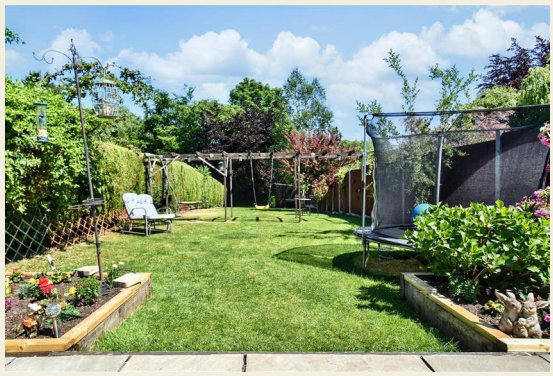
Private Garden

The property benefits from a large sunny private garden enjoying generous lawns, large patio/terrace area ideal for sitting out and entertaining and garden shed.



Large Driveway

A double width block paved driveway provides car standing spaces for four/five vehicles.

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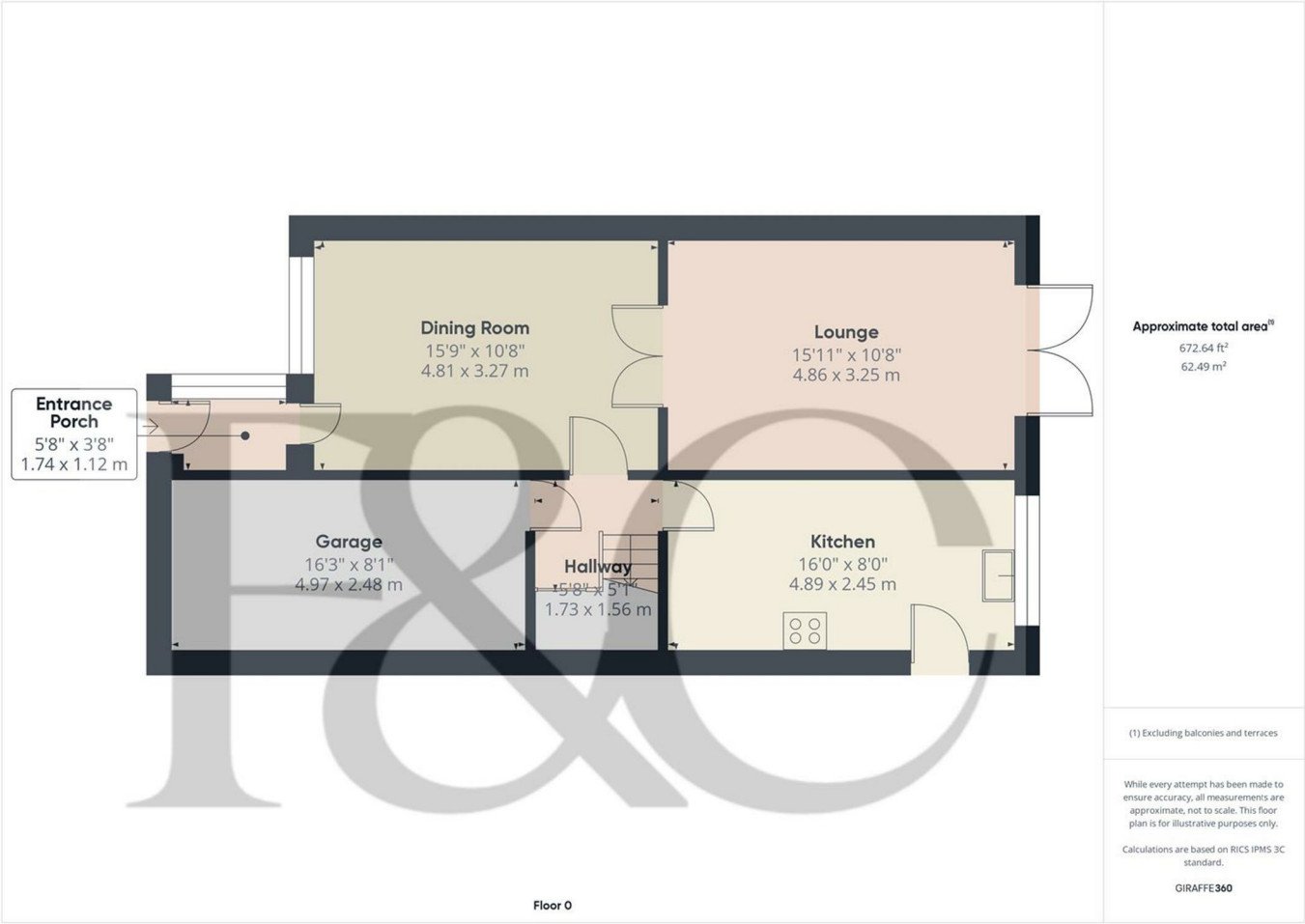
Integral Garage

16'3" x 8'1" (4.97 x 2.48)

With power, lighting, radiator, wall mounted Worcester central heating boiler, plumbing for automatic washing machine, fitted worktop, base cupboards, space for tumble dryer, integral door giving access to property and front door.

Council Tax Band D



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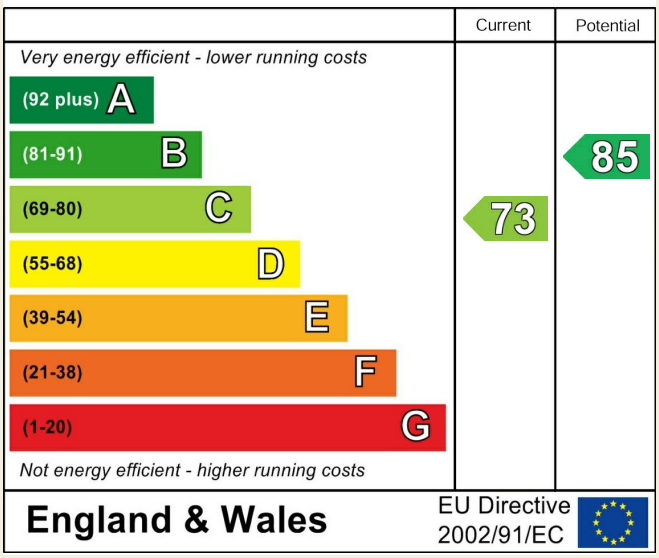
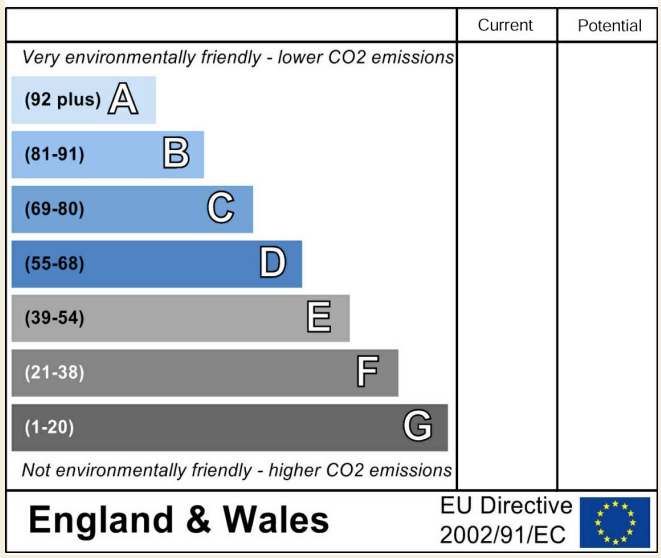
Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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