



3 Bed House - Detached

1 Cavendish Avenue, Allestree, Derby DE22 2AQ

Offers Around £425,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Highly Appealing Traditional Detached Home
- Located Between Allestree Park & Darley Park
- Lounge with Inglenook Fireplace
- Living Kitchen/Dining Room
- Utility Room & Cloakroom
- Three Bedrooms, En-Suite, Family Bathroom
- South Facing Gardens
- Generous Driveway
- Brick Built Detached Garage
- No Chain Involved

A charming, three bedroom, detached home of style and character with south facing garden located just off Duffield Road, situated between Allestree Park and Darley Park.

The Location

The property is nicely located off the attractive, tree-lined Duffield Road (A6). Its location is close to Darley Park, Allestree Park and Markeaton Park. Easy access to Walter Evans Primary School and Darley Abbey Village which is located within a World Heritage Site. Regular bus services only a 5 minute walk away. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park also having a boating and fishing lake, together with Kedleston Golf Course. Darley Park, which is situated close by, offers walks along the River Derwent and Darley Abbey Mills with its gourmet restaurant and wine bars. Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is also convenient for Rolls-Royce, University of Derby, Royal Derby Hospital, Pride Park and Toyota.

Accommodation

Ground Floor

Entrance Hall

7'10" x 7'7" (2.40 x 2.33)

With original solid wood arched front door, radiator, understairs storage, solid wood flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, double glazed door giving access to garden and split-level staircase leading to first floor.

Storage Cupboard

4'9" x 3'0" (1.45 x 0.93)

With central heating boiler, radiator, wash basin and double glazed window.

Lounge

15'11" x 11'10" (4.86 x 3.63)

With inglenook style fireplace incorporating log burning stove, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, picture rail, wood flooring, radiator, double glazed window to side, two double glazed windows in fireplace recess and two triple glazed windows to side.



Kitchen/Dining Room



Dining Area

10'11" x 10'4" (3.35 x 3.17)

With gas burning stove with raised hearth, wood flooring, deep skirting boards and architraves, high ceiling, centre rose, picture rail, radiator, two triple glazed windows overlooking garden and open archway leading into kitchen area.



Kitchen Area

14'9" x 8'5" (4.51 x 2.59)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in hob, built-in double electric fan assisted oven, integrated dishwasher, vaulted ceiling with exposed beams, wood flooring, double glazed window and double glazed French doors opening onto garden.



Utility Room

11'2" x 4'6" (3.41 x 1.39)

With single stainless steel sink unit with mixer tap, wall and base fitted cupboards, workshops, high ceiling, plumbing for automatic washing machine and three double glazed windows.

Cloakroom

4'7" x 3'9" (1.41 x 1.16)

With a low level WC, wash basin with fitted base cupboard underneath, tile flooring, radiator, high ceiling and double glazed window.

First Floor Landing

6'9" x 5'11" (2.08 x 1.82)

With deep skirting boards and architraves, high ceiling, radiator, access to roof space and double glazed window.

Bedroom One

15'11" x 11'9" (4.87 x 3.60)

With deep skirting boards and architraves, high ceiling, picture rail, radiator, double glazed window to front and double glazed window to rear.



En-Suite

6'0" x 5'9" (1.85 x 1.77)

With shower tray with electric shower, wash basin, tile splashbacks, tile flooring, radiator and double glazed window.

Bedroom Two

10'3" x 9'3" (3.14 x 2.84)

With deep skirting boards and architraves, high ceiling, radiator, picture rail, double glazed window to rear and triple glazed window to rear.



Bedroom Three

11'7" x 10'1" (3.55 x 3.09)

With deep skirting boards and architraves, high ceiling, picture rail, radiator, and triple glazed window to rear.



Family Bathroom

13'0" x 4'10" (3.97 x 1.49)

With bath with mixer tap/hand shower attachment, pedestal wash handbasin, separate corner shower cubicle with electric shower, tile splashbacks, tile flooring, deep skirting boards and architraves, high ceiling, heritage style towel rail/radiator and double glazed window.



Separate WC

4'7" x 2'11" (1.40 x 0.91)

With low level WC, radiator, tile flooring, high ceiling and double glazed window.

Garden

Being of a major asset to the sale of this particular property is its mature, south facing, enclosed rear garden with shaped lawns, raised flower beds, spacious sitting area and screened by mature trees and fencing.



Driveway

A generous driveway provides car standing spaces for several cars.

Brick Detached Garage

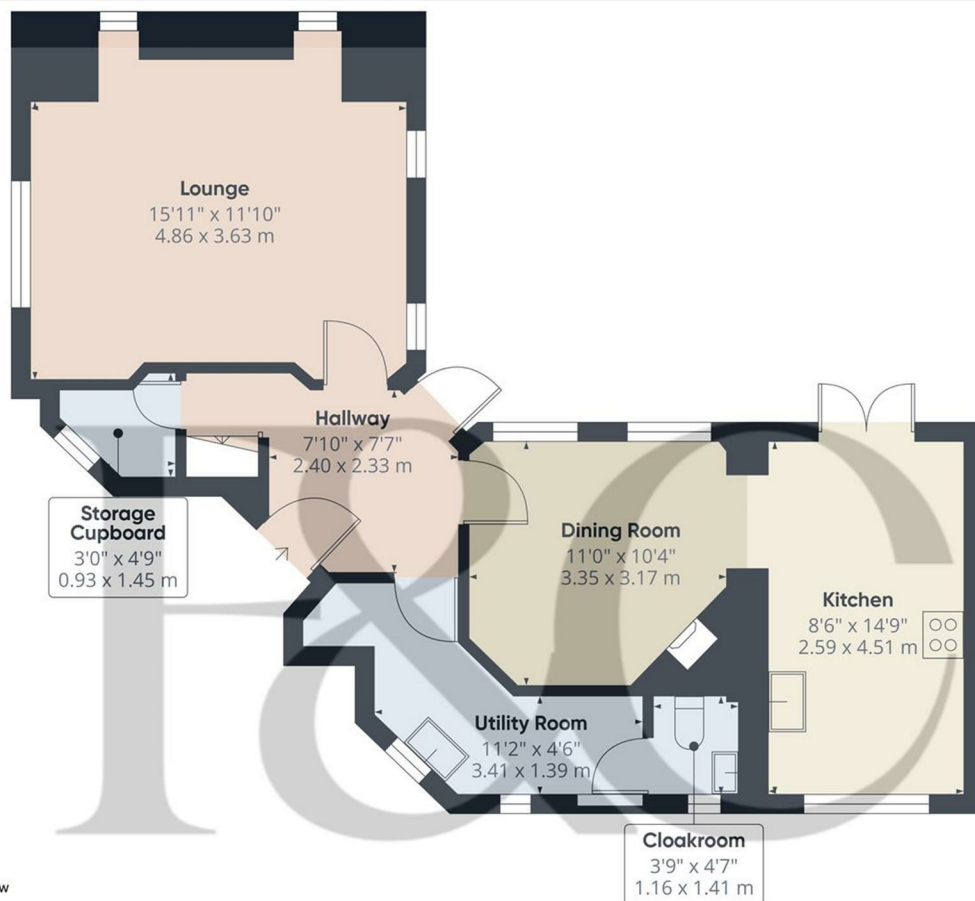
17'3" x 8'7" (5.26 x 2.62)

With concrete flooring, power, lighting, side personnel door and up and over front door.



Council Tax Band - E

Derby City



Floor 0 Building 1

Approximate total area⁽¹⁾

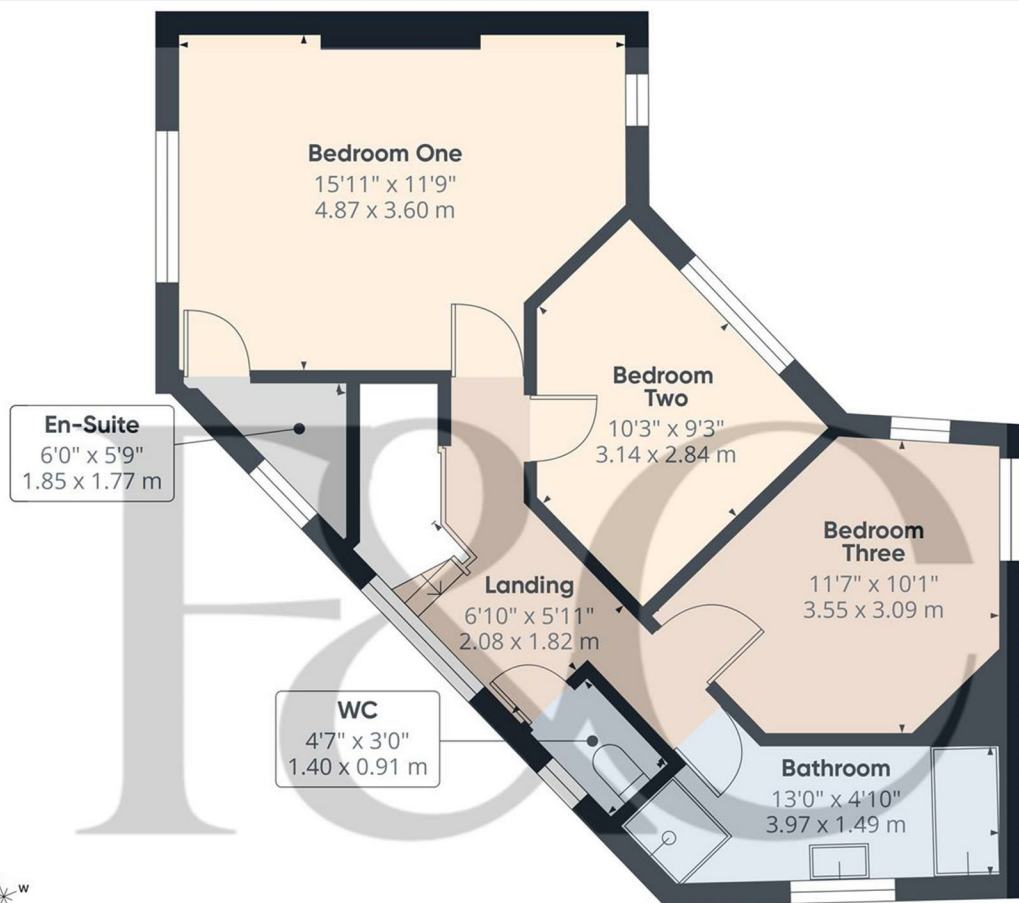
628 ft²
58.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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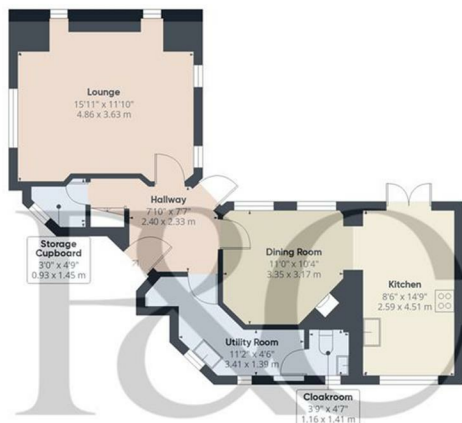
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this 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.



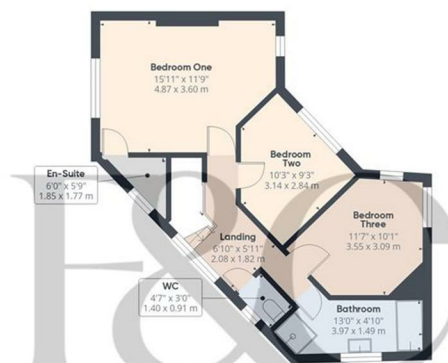
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1276 ft²
118.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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