

Fletcher & Company

20 Medway Drive, Allestree, Derby, DE22 2UB

O.I.R.O £625,000

Freehold



- Ecclesbourne School Catchment Area
- Comprehensively Extended
- Superb, Open Plan Living Kitchen
- Ideal For a Family
- Superbly Presented Throughout
- Principal Bedroom with Dressing Room & En-Suite
- Private Garden with Games/Hobby Room
- Decked Outdoor Dining Area
- Quiet Residential Location - Close To Allestree Park
- No Upper Chain





Summary

ECCLESBOURNE SCHOOL CATCHMENT AREA - This is a most impressive, comprehensively extended four bedroom, detached residence tucked away on Medway Drive in Allestree. The property itself benefits from double glazing and gas central heating with impressive entrance hall, cloak cupboard, fitted guest cloakroom, elegant lounge, separate study, stunning open plan living kitchen with lounge area, dining area with log burner and high specification fitted kitchen with utility off.

The first floor landing leads to the principal bedroom with dressing room and en-suite shower room, three further bedrooms and bathroom.

The property benefits from a good sized block paved driveway providing off-road car standing for multiple vehicles and gated access down the side. To the rear of the property, is a fabulous private garden, extremely well stocked with mature plants and shrubs, lawn, stone patio, wood effect aluminium gazebo, fabulous entertaining space with detached games/hobby room adjacent.

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The Location

The property is in The Ecclesbourne School catchment area and is also close to a number of primary schools. These include Lawn and Portway in Allestree and Walter Evans in Darley Abbey. On this particular estate is a shop and a short distance away is the A6 where a regular bus service runs between Derby and Belper. Allestree is a popular suburb with further amenities including Park Farm Shopping Centre, a further selection of shops along Blenheim Parade as well as Woodlands secondary school. Impressive parks are in easy reach including Darley Park and the adjacent nature reserve with delightful walks along the River Derwent, shops and restaurants/wine bar in Darley Abbey Mills as well as footpath into the city centre. The property is also convenient for the A38, A50 and A52.

Accommodation

Entrance Hall

24'8" x 7'7" (7.52 x 2.33)

A panelled and glazed entrance door with matching side lights provides access to most impressive entrance hall with central heating radiator, staircase to first floor, recessed ceiling spotlighting and door to the fitted guest cloakroom.



Fitted Guest Cloakroom

7'4" x 3'2" (2.25 x 0.99)

Fully tiled with a white suite comprising a low flush WC, vanity unit with wash handbasin with storage beneath and double glazed window to side.

Lounge

19'11" x 12'7" (6.09 x 3.85)

This is an elegant and cosy room with wood panelled walls, useful fitted storage, attractive feature fireplace, decorative coving, two central heating radiators and double glazed window to front.



Study

10'11" x 9'8" (3.34 x 2.97)

With central heating radiator, decorative coving, recessed ceiling spotlighting and double glazed window to front.



Fabulous Open Plan Living Kitchen

23'9" x 16'10" (7.24 x 5.14)

Featuring a high specification fitted kitchen with granite work surfaces, matching upstands, inset ceramic sink unit with mixer tap, stylish fitted base cupboards and drawers, two integrated fridges, integrated microwave, dishwasher, free standing Range cooker, central island/breakfast bar, recessed ceiling spotlighting and window to side and rear.

This is a bright and airy room courtesy of the pitched roof extension incorporating double glazed Velux windows, recessed ceiling spotlighting, further double glazed French doors with side lights overlooking and giving access to the garden. It also comprises a central lounge area.



Dining Area

20'3" x 10'3" (6.18 x 3.13)

With a feature fireplace, decorative coving, feature cast iron log burner and double glazed window to rear.



Utility Room

11'0" x 9'9" (3.36 x 2.99)

With an L-shaped granite effect work top, tiled surround, inset sink unit, fitted base cupboards, complementary wall mounted cupboards, appliance space suitable for washing machine, tumble dryer, fridge and fridge freezer, double glazed window and door to side.



First Floor Accommodation

Landing

12'2" x 2'7" (3.71 x 0.81)

With feature balustrade, over stairs storage and access to loft space.

Principal Bedroom

18'2" x 11'7" (5.55 x 3.55)

With central heating radiator, decorative coving, double glazed window to front and panelled and glazed doors to dressing room.



Dressing Room

11'4" x 7'3" (3.46 x 2.21)

With double glazed window to rear and further door to en-suite shower room.



En-Suite Shower Room

7'6" x 7'5" (2.30 x 2.27)

Fully tiled with a white suite, low flush WC, vanity wash handbasin with storage beneath, shower cubicle, chrome towel rail/radiator, shaver point, recessed spotlighting and double glazed window to rear.



Bedroom Two

14'7" x 11'5" (4.46 x 3.50)

With central heating radiator and double glazed window to front.



Bedroom Three

12'6" x 10'10" (3.83 x 3.32)

With central heating radiator and double glazed window to front.



Bedroom Four

11'5" x 6'7" (3.49 x 2.01)

With central heating radiator and double glazed window to rear.



Bathroom

7'10" x 7'4" (2.40 x 2.26)

Fully tiled with a white suite, low flush WC, vanity wash handbasin with storage beneath, corner bath with shower attachment, chrome towel rail/radiator, recess ceiling spotlighting and double glazed window to rear.



Outside

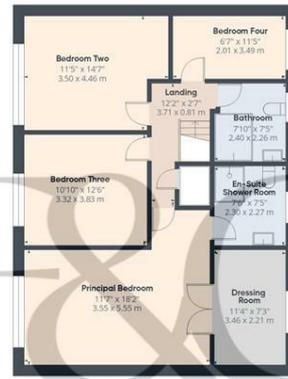
The property is set well back from Medway Drive and benefits from block paved driveway providing off road parking with secure gate running down the side of the property. To the rear of the property is a true feature of the sale by way of an extremely well-established garden geared up for entertaining and family. There is an extensive stone terrace/patio, attractive lawn, timber framed gazebo ideal for bar-b-ques, further stone patio and superbly stocked borders containing plants, shrubs and screening trees. A detached games/hobby room is accessed by double glazed French doors with power and lighting. Adjacent to this sits a further decked area with stylish horizontal trellis work. This is a particularly pleasant space for entertaining and outdoor dining.



Council Tax Band D



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m
 2435 ft²
 226.3 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.

GIRAFFE360



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20 Medway Drive
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Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	