



3 Bed House - Detached

Avranches, 4 Derwent Avenue, Allestree, Derby DE22 2DQ
Offers Around £425,000 Freehold

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Fletcher
& Company

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- Traditional Bay Fronted Family Detached Home – Close to Allestree Park
- Ecclesbourne School Catchment Area
- Lounge, Family Room, Conservatory
- Living Kitchen/Dining Room
- Three Generous Sized Bedrooms & Family Bathroom
- Private South Facing Gardens
- Driveway – Three Cars
- Good Sized Attached Garage
- Potential To Extend/Loft Conversion (subject to planning permission)
- No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA & NO CHAIN – A highly appealing, three bedroom detached property of style and character, located off Duffield Road within walking distance of beautiful Allestree Park.

This is a spacious detached 1930 home, originally named Avranches as part of the development of Allestree village, sympathetically modernised and extended whilst retaining original features with the benefit of a recent new roof and central heating boiler (see vendor for further details).

Special note, the house is close to Allestree Park, the UK's largest urban rewilding project, and within the UNESCO World Heritage site of Derwent Valley Mills, with facilities of cafes, doctors, pharmacy and Little Waitrose.

This family home has a deceptively wide plot, car parking for 3 cars, large insulated garage and triple aspect low maintenance rear garden perfect for family and entertaining and considerable potential for extension (subject to planning permission).

The Location

The property's location on Derwent Avenue means the delightful Allestree Park and Lake is a short walk away. Allestree is approximately 3 miles from the City centre and provides an excellent range of local amenities including the noted Park Farm shopping centre and excellent local school at both Primary and Secondary levels. The property itself is situated close to regular bus services which operate along Duffield Road (A6) and also worthy of note, the property is within walking distance of the noted Park Lane Surgery. 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, café and a spectacular weir with a first class gourmet restaurant known as Darley's. 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

Double Glazed Porch

9'5" x 1'7" (2.88 x 0.50)

With double glazed entrance door with matching side double glazed windows and Fired Earth terracotta tiled flooring. (Used as a boot area).

Entrance Hall

9'1" x 7'1" (2.78 x 2.17)

With Roanoke Virginian oak wood flooring, deep skirting boards and architraves, high ceiling, plate rack, two radiators, open archway, original entrance door with stained glass windows with leaded finish and matching side stained glass windows with leaded finish, telephone point and staircase leading to first floor with original balustrade and spindles.



Cloakroom

6'7" x 3'0" (2.03 x 0.93)

With low level WC, corner wash basin, tile splashback, tile flooring, double glazed window and internal panelled door.

Lounge

13'3" x 11'10" (4.06 x 3.61)

With charming original brick fireplace with raised quarry tiled hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, exposed wood floor, radiator, double glazed side window, (double aspect windows) double glazed door opening into conservatory and internal panelled door.



Conservatory

11'1" x 7'1" (3.40 x 2.17)

East and South facing with high ceilings, dual heating air conditioning unit, power, lights, wood effect flooring, double glazed windows, double glazed French doors opening onto raised East facing patio and South facing garden.



Family Room

14'7" x 12'0" (4.46 x 3.66)

With charming, decorative, period style fireplace with tiled hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, exposed wood flooring, radiator, double glazed bay window to front and internal panelled door. (can be used as a fourth bedroom).



Living Kitchen/Dining Room

17'9" x 9'11" (5.42 x 3.04)



Dining Area

With chimney breast with fireplace alcove and shelf, deep skirting boards and architraves, high ceiling, tile flooring, wall cupboard, concealed Worcester central heating boiler, radiator, open archway leading to kitchen area and internal panelled door. (large dining area providing for eight seater dining table).



Kitchen Area

With Armitage Shanks single sink with Bristan mixer tap, wall and base fitted units with matching solid oak worktops, built-in four ring Smeg hob with concealed extractor hood, built-in AEG double electric fan assisted oven, plumbing for washing machine, integrated Bosch dishwasher, space for fridge/freezer, matching tile flooring, two double glazed windows and double glazed door giving access to south facing garden.



First Floor Landing/Study Area

16'8" x 6'11" (5.09 x 2.13)

With deep skirting boards and architraves, high ceiling, built-in cupboard with hot water cylinder, access to roof space and double glazed window to front.



Bedroom One

12'5" x 12'0" (3.80 x 3.66)

With built in wardrobe and matching drawers, deep skirting boards and architraves, high ceiling, radiator, double glazed window to front and internal panelled door.



Bedroom Two

13'5" x 11'11" (4.11 x 3.65)

With Aberdeen wood flooring, fitted wardrobes, radiator, far-reaching views to rear, double glazed window to side, (double aspect) double glazed window to rear and internal panelled door.



Bedroom Three

10'0" x 8'9" (3.06 x 2.69)

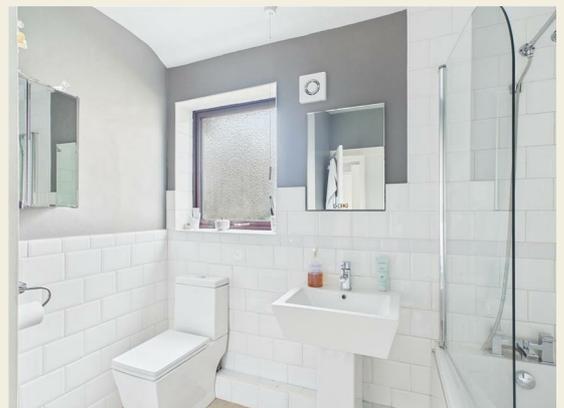
With fitted double wardrobe with sliding mirrored doors, radiator, deep skirting boards and architraves, high ceiling, double glazed window to rear and internal panelled door.



Family Bathroom

8'3" x 6'11" (2.53 x 2.13)

With Carronite bath with power shower and shower screen door, pedestal wash handbasin, low level WC, tile splashbacks, tile flooring, heated chrome towel rail/radiator, extractor fan, additional radiator, wall mounted bathroom cabinet, double glazed window to side and internal panelled door.



Roof Space

Accessed by built in loft ladder leading to mainly boarded loft area with lighting providing useful storage area with potential for conversion to further accommodation subject to planning permission.

Front Garden

The property is set back from the pavement edge behind a well-screened fore-garden with lawn, plum slate chippings, holly tree, Christmas tree and neatly kept privet hedge. Measured width of front approx. 56'6 ft / 17.2m



Side Garden

The property also enjoys a side garden which provides a spacious Indian stone patio/terrace area, an ideal space for sitting out and entertaining (barbecues). Fitted clothes line.



Rear Garden

The property enjoys a south facing, enclosed rear garden laid to lawn with a varied selection of shrubs, trees, full screening and raised patio area.



Driveway

A tarmac driveway provides car standing spaces for three cars.

Generous Sized Garage

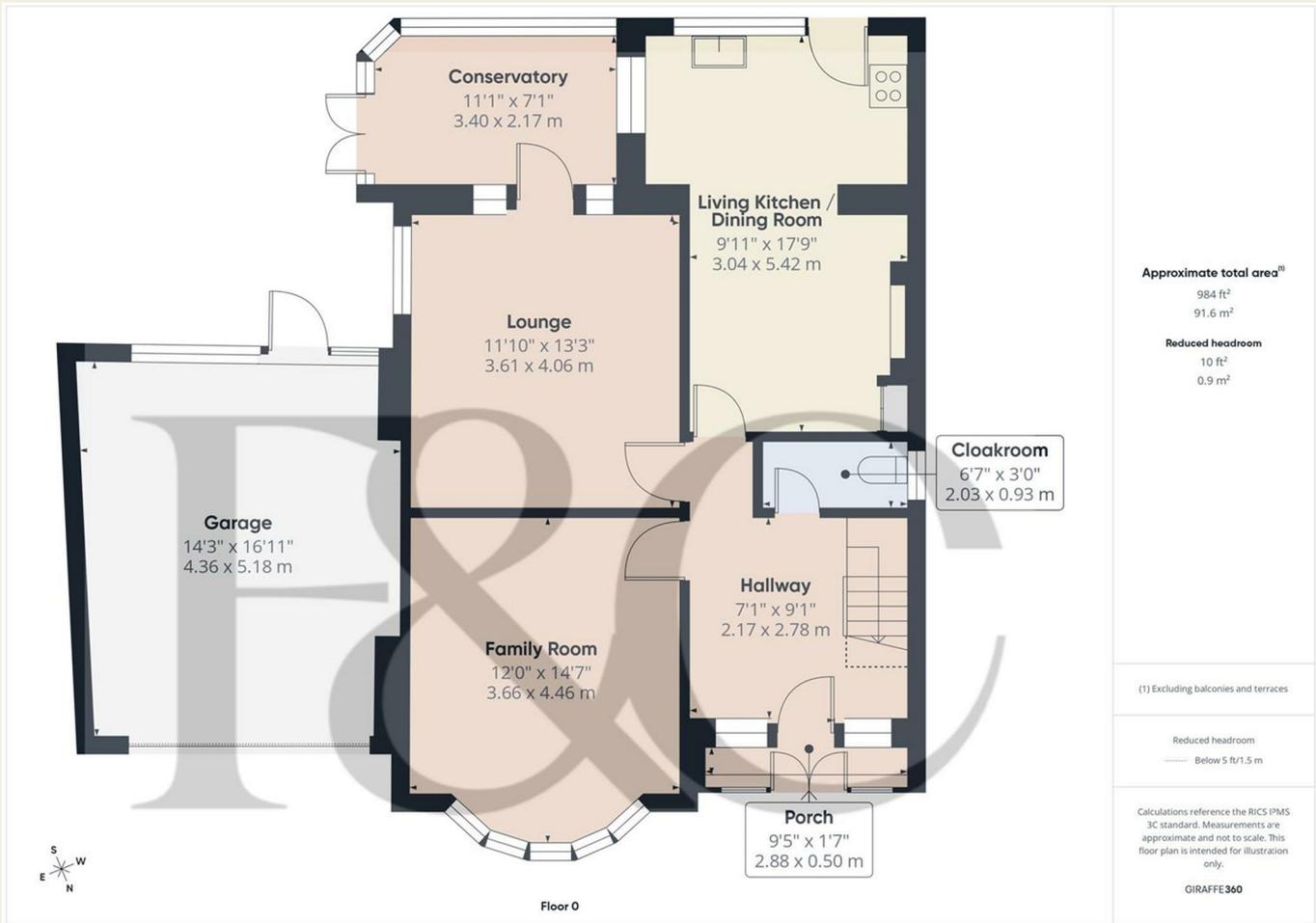
16'11" x 14'3" (5.18 x 4.36)

With insulated Sika Sarnafil roof, concrete floor, power, lighting, vent for tumble dryer, double glazed window, double glazed door giving access to south facing garden and up and over metal front door.

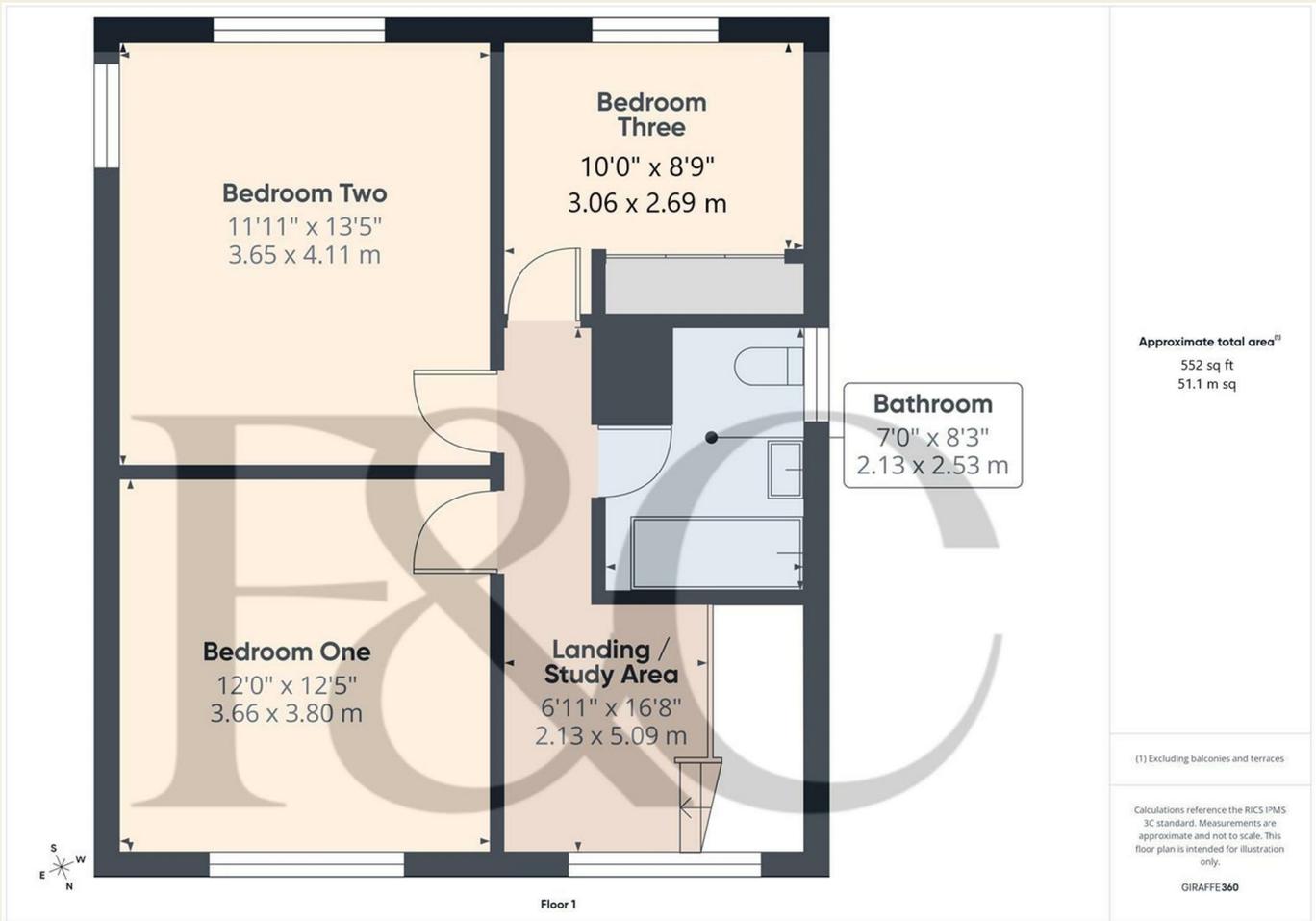


Council Tax Band - E

Derby City



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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		
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