



## 3 Bed House - Semi-Detached

1 Derwent Close, Allestree, Derby DE22 2UY

Price £235,000 Freehold



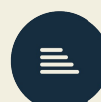
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- Semi-Detached Property with Potential
- Ecclesbourne School Catchment Area
- Far-Reaching Views
- Lounge & Kitchen/Dining Room
- Three Bedrooms & Bathroom
- Gardens to Front, Side & Rear
- Driveway & Garage
- Potential to be Improved and Modernised
- Easy Access to Allestree Park & Darley Park
- No Chain Involved

ECCLESBOURNE SCHOOL CATCHMENT AREA - A three bedroom semi-detached home occupying a sought-after location in Allestree with easy access to Darley Park and Allestree Park.

#### The Location

Allestree is a popular residential suburb of Derby, approximately three miles from the city centre, offering a wide range of amenities including the Park Farm Shopping Centre, excellent local schools, and regular bus services. Recreational facilities nearby include Woodlands Tennis Club, Allestree Park, Markeaton Park, and Kedleston Golf Course. The area benefits from excellent transport links, with quick access to the A6, A38, A50, and the M1 motorway, making it convenient for commuters. Major employers such as Rolls-Royce, the University of Derby, the Royal Derby Hospital, and Toyota are all easily accessible. The property is also within easy reach of Duffield, Belper, and Derby City Centre.

#### Accommodation

##### Ground Floor

##### Storm Porch

With quarry tiled flooring and entrance door.

##### Entrance Hall

5'4" x 4'4" (1.63 x 1.34)

With staircase leading to first floor.

##### Lounge

14'6" x 9'4" (4.42 x 2.87)

With feature fireplace, radiator, coving to ceiling and double glazed window to front.



### Kitchen/Dining Room

14'10" x 10'0" (4.54 x 3.07)

With single stainless steel sink unit with mixer tap, wall and base units with matching worktops, built-in four ring gas hob, built-in electric oven, tiled effect flooring, radiator, double glazed window to rear, double glazed sliding patio door opening on to garden and half glazed internal door.



### Pantry

5'2" x 2'10" (1.60 x 0.87)

With shelving.

### First Floor Landing

8'6" x 6'0" (2.60 x 1.85)

With built-in storage cupboard housing the central heating boiler, double glazed window to side and access to roof space.

### Bedroom One

12'4" x 8'6" (3.76 x 2.61)

With built-in wardrobe, radiator, double glazed window to front and far-reaching views.



### Bedroom Two

9'5" x 6'1" (2.88 x 1.87)

With radiator and double glazed window to rear.



### Bedroom Three

9'10" x 8'7" (3.01 x 2.63)

With radiator, double glazed window to front and far-reaching views.



### Family Bathroom

6'2" x 5'10" (1.90 x 1.78)

With bath with shower, pedestal wash handbasin, low level WC, tile splashbacks, radiator and double glazed window to rear.



### Front Garden

The property is set back from the pavement edge behind a fore-garden with beds and pathway leading to the entrance door.

### Side Garden

To the side of the property is a well-stocked side garden with pathway leading to the rear garden.

## Rear Garden

To the rear of the property is a lawn garden and is enclosed with direct access to the garage.



## Garage

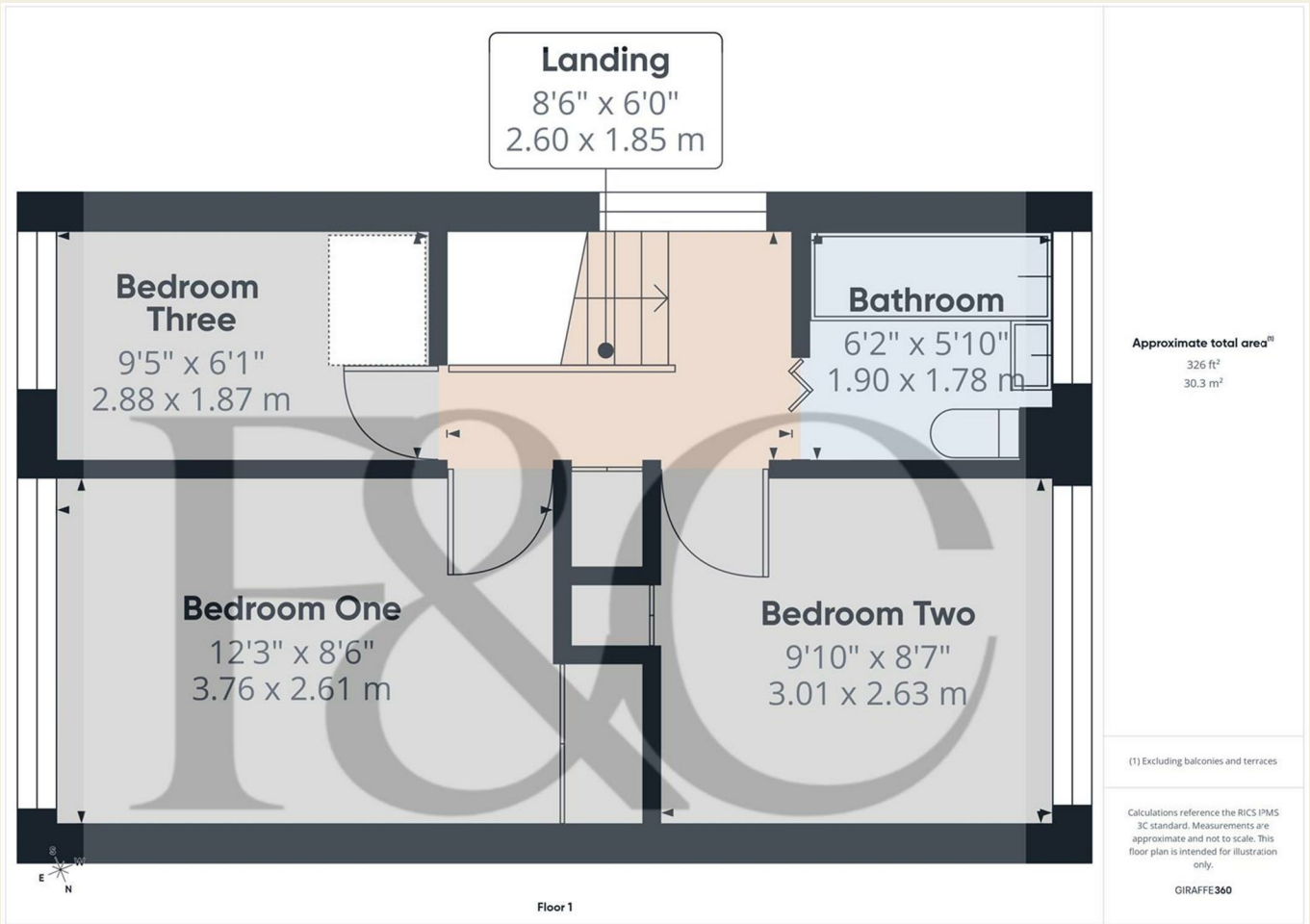
With up and over front door and side personnel door giving access to the rear garden.



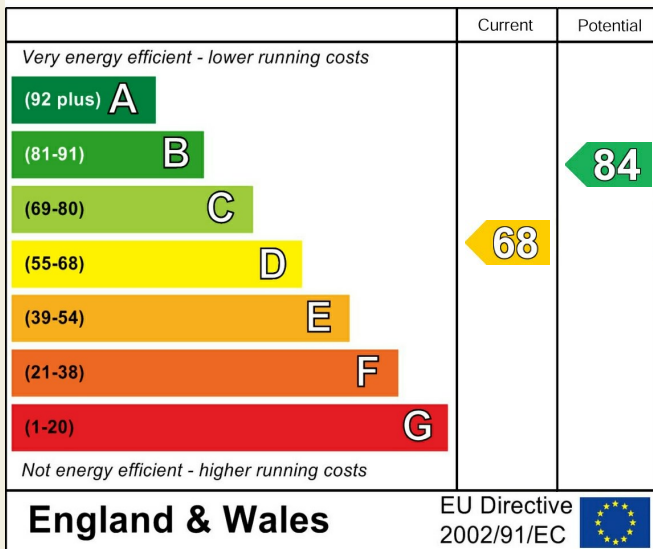
## Council Tax Band C



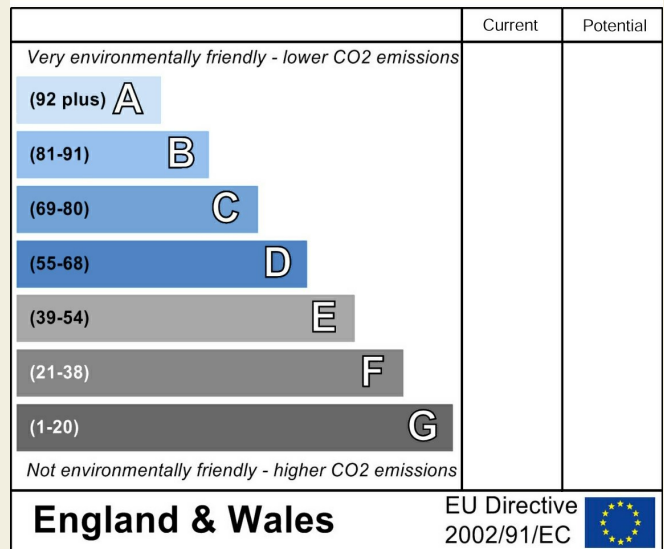
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### Energy Efficiency Rating



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



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