



## 4 Bed House - Detached

Plot 10, Allestree Firs Woodlands Road, Allestree, Derby DE22 2HH

Price £875,995 Freehold



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**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Substantial Home Set Over Two Floors, Offering Generous Space Within a Classic Layout
- Lounge & Office
- Kitchen/Dining Room with Living
- Four Bedrooms with Two Dressing Rooms
- Two En-suites & Family Bathroom
- Landscaped Front & Rear Gardens
- Block Paved Driveway - 3 cars side-by-side & Double Garage
- Exclusive Cul-de-Sac Location Close to Allestree Park
- Quick access to Duffield, Quarndon & Kedleston Golf Club
- November 2026 Estimated Completion - Built by Casamia Homes

The Douglas is a substantial four-bedroom home set over two floors, offering generous space within a classic layout. Built by Casamia Homes.

The ground floor features a large open-plan kitchen, dining and living area, alongside a separate lounge and office, plus an attached double garage and utility space. Upstairs, four well-proportioned bedrooms include a principal suite with dressing room and en-suite, an additional en-suite bedroom, and a family bathroom, creating a spacious and refined home with a more traditional two-storey design.

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 and bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park together with Kedleston Golf Course. 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.

The Firs is located within the catchment area for the highly regarded Allestree Woodlands School, long respected for its academic standards and strong local reputation. For primary education, the development falls within the catchment for Portway Infant and Junior Schools, making this an ideal setting for families seeking a well-placed home within one of Allestree's most established residential areas.

For private education, some of the region's most established institutions are within easy reach: The Old Vicarage Preparatory School, Derby Grammar School, Derby High School, Repton School, Denstone College

10 minutes to Derby Train Station with a direct service to London St Pancras in approximately 1 hour 30 minutes. 25 minutes to East Midlands International Airport. Leisure facilities are easily accessible, including David Lloyd and Nuffield Health at Pride Park - both only a 10 minute drive.

## Welcome To The Firs

The Firs is an exclusive collection of just ten beautifully designed executive detached homes, arranged over two and two-and-a-half storeys and offering four and five-bedroom accommodation crafted for modern luxury family living.

Perfectly positioned between the highly sought-after locations of Allestree and Quarndon, this prestigious development enjoys a prime setting just fifteen minutes from Derby city centre and only five minutes from the vibrant village of Duffield, with its excellent range of independent shops, restaurants and amenities.

Directly opposite the development, across the quiet tree-lined Woodlands Road, lies Allestree Park, recently enhanced through a major rewilding project and offering acres of parkland, woodland walks and open green space.

Each home provides generous, high-specification living space, double garages and private tree-lined gardens, all designed to complement the mature surroundings while achieving excellent energy efficiency, with predicted A-rated EPCs

The standard specification has been carefully considered and includes feature staircases, underfloor heating to the ground floor, flooring throughout, quartz or granite work surfaces, Crosswater sanitaryware, SOLUS tiling, solar PV, electric vehicle charging points, double garages and turfed rear gardens.

Homes can also be tailored to individual purchasers, with options including smart home integration, cinema rooms, media walls, air conditioning, dressing areas and wardrobes, installed and commissioned hot tubs, feature fireplaces, Crittall-style doors and a wide choice of kitchen, flooring and bathroom upgrades.

We are proud to work with a number of highly regarded local specialists, including Robeys and Connected Home Systems, alongside other trusted partners, allowing purchasers to personalise their home with carefully selected products and finishes delivered and installed by experienced professionals.

With only ten homes available, The Firs offers a rare opportunity to secure a substantial new home in one of Derby's most established residential settings.

### Hall

17'0" x 8'6" (5.2 x 2.6)

### Lounge

15'1" x 13'5" (4.6 x 4.1)

### Office

10'2" x 10'0" (3.1 x 3.05)

### Kitchen/Dining Room

21'3" x 19'0" (6.5 x 5.8)

### Living

16'0" x 11'9" (4.9 x 3.6)

### Utility

10'5" x 7'2" (3.2 x 2.2)

### Bedroom One

13'9" x 11'9" (4.2 x 3.6)

### Dressing Room

6'6" x 6'6" (2.0 x 2.0)

### En-suite

6'10" x 6'6" (2.1 x 2.0)

### Bedroom Two

13'5" x 12'1" (4.1 x 3.7)

### Dressing Room

6'6" x 5'10" (2.0 x 1.8)

### En-suite

7'2" x 6'6" (2.2 x 2.0)

### Bedroom Three

12'1" x 11'9" (3.7 x 3.6)

### Bedroom Four

13'5" x 9'10" (4.1 x 3.0)

### Family Bathroom

9'10" x 8'2" (3.0 x 2.5)

### Garden

Depth 10.10m x Width 13.5m with lawn, patio and fencing.

### Driveway

### Double Garage

19'8" x 19'8" (6 x 6)

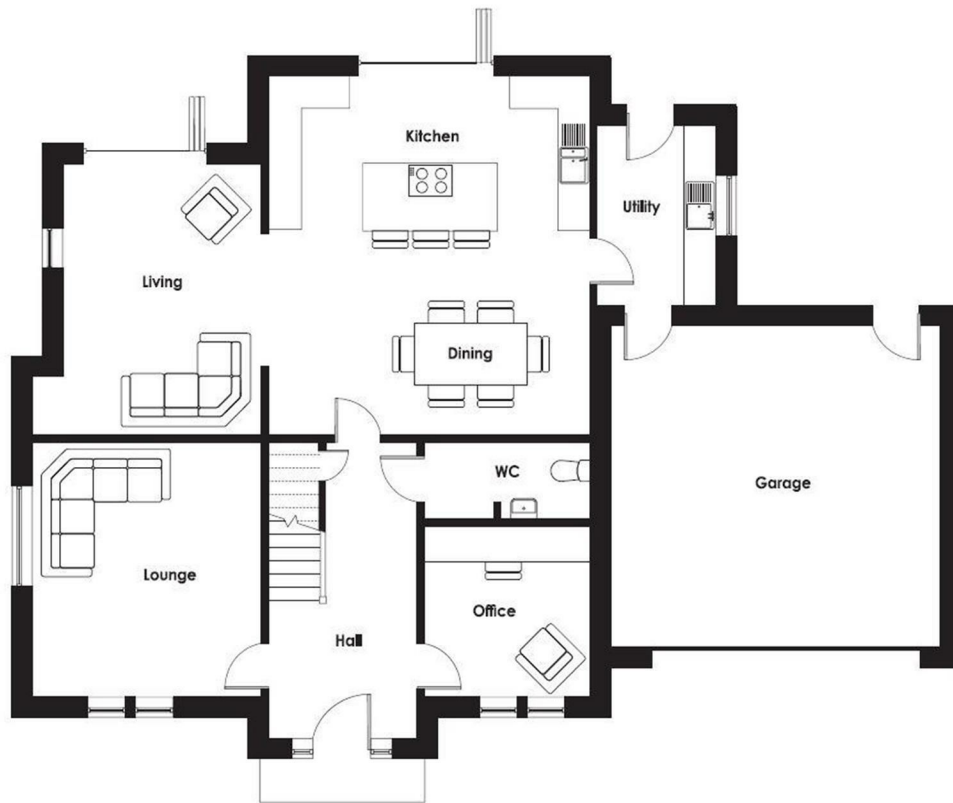
**Please Note**

All measurements are approximate, taken from architects drawings and rounded to the nearest 100mm. Dimensions shown represent the maximum room sizes (for example into bay windows where applicable). Images and floor plans are for illustrative purposes only. Casamia Homes reserves the right to make changes without notice.

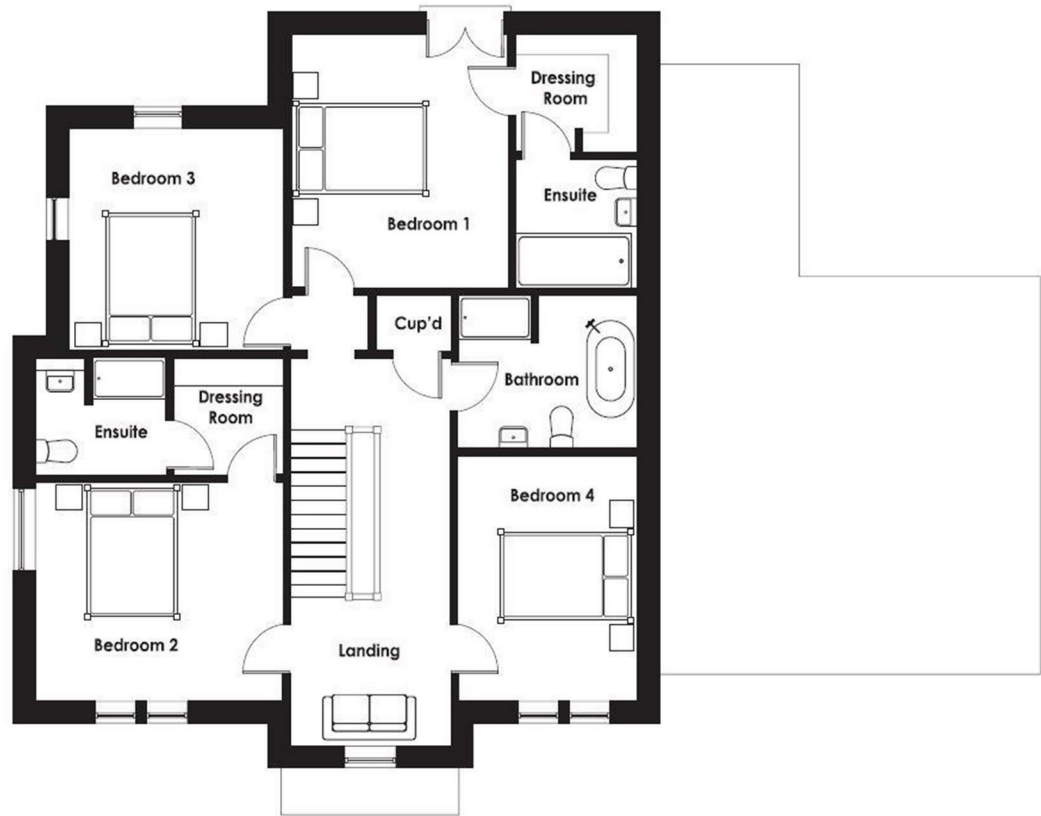
Council Tax Band - Derby City  
To Be Confirmed



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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>100</b>	<b>100</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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