



## 5 Bed House - Detached

Plot 1, Allestree Firs Woodlands Road, Allestree, Derby DE22 2HH

Price £970,000 Freehold



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**Fletcher**  
& Company

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

- Spacious Three-Storey Family Detached Home – 10 Year Warranty
- Snug & Office
- Kitchen/Diner with Open Plan Living Room
- Five Bedrooms
- Three En-suites & Family Bathroom
- Landscaped Gardens – Generous Three-Aspect Garden
- Block Paved Driveway & Double Garage
- Exclusive Cul-de-Sac Location Close to Allestree Park
- Quick access to Duffield, Quarndon & Kedleston Golf Club
- Assisted Move/Part Exchange Consider – Ask For Details

The Fraser is a spacious five-bedroom, three-storey family home set on one of the largest plots in the development, with a generous three-aspect garden.

The heart of the home is a large open-plan kitchen, dining and family area with dual aspect bi-fold doors opening onto the garden, creating seamless indoor-outdoor living. A separate lounge, study, utility and integral garage add everyday practicality. Upstairs features an impressive principal suite with dressing room and en-suite, while the top floor offers a private bedroom suite ideal for guests or older children.

Built by Casamia Homes. Assisted Move/Part Exchange Consider – Ask For Details

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.



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