3 Bed House - Detached

13 Chester Avenue, Allestree, Derby DE22 2FE

Price £565,000 Freehold

3 2 2 D

Fletcher & Company

www.fletcherandcompany.co.uk

- Popular Family Detached Home
- Pleasant Cul-de-Sac Location - Superb Open Views to Rear
- Lounge & Dining Room
- Kitchen Dining Room & Utility Room
- Three Double Bedrooms plus Snug/Potential Bedroom Four
- En-Suite & Family Bathroom
- Generous Size Garden Plot
- Driveway & Integral Garage
- Ecclesbourne School Catchment Area
- Located off Ford Lane - Close to Allestree Park

ECCLESBOURNE SCHOOL CATCHMENT AREA & OPEN VIEWS - A three double bedroom detached property located in a popular cul-de-sac location situated off Ford Lane and close to Allestree Park.

The Location

The property occupies a very sought after mature residential location only a short walk away from the delightful Allestree Park and Lake.

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

Excellent 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. Fast access to Duffield, Belper and Derby City Centre.

Accommodation

Ground Floor

Entrance Hall

14'4" x 3'2" (4.37 x 0.98)

With double glazed entrance door, radiator, tile flooring, high ceiling and staircase leading to first floor.

Storage/Pantry

6'8" x 2'9" (2.05 x 0.86)

With quarry tile flooring, shelving and light.

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Lounge

27'9" x 11'2" (8.48 x 3.42)

With two radiators, high ceiling, dado rail, coving to ceiling, two double glazed windows to side, open views to rear and double glazed sliding patio doors giving access to garden.

Dining Room

12'11" x 12'0" (3.96 x 3.66)

With display fireplace alcove with tiled surrounds and raised tiled hearth, coving to ceiling, high ceiling, double glazed window to side, radiator and double glazed bay window to front.

Kitchen/Dining Room

20'2" x 8'6" (6.17 x 2.61)

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Dining Area

With tile flooring, radiator and open square archway leading to kitchen area.

Kitchen Area

With double sink unit with mixer tap, wall and base units with matching worktops, built-in four ring electric hob with extractor hood over, two built-in electric fan assisted ovens, integrate dishwasher, integrated fridge, tile flooring, double glazed window to rear, far-reaching views, double glazed window to side and integral door giving access to garage.

Utility Room

8'7" x 5'4" (2.64 x 1.63)

With single stainless steel sink unit with hot and cold tap, fitted worktop, fitted base cupboard, plumbing for automatic washing machine, radiator, double glazed window, far-reaching views and double glazed door giving access to garden.

First Floor Landing / Snug / Bedroom Four

14'4" x 7'3" (4.39 x 2.22)

Incorporating snug with radiator, access to roof space and double glazed window to front (the snug area could be put back to a bedroom if desired).

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Bedroom One

11'11" x 11'8" (3.65 x 3.58)

With high ceiling, spotlights to ceiling, radiator, far-reaching views to rear and double glazed window to rear.

Walk-In Wardrobe/Dressing Room

6'2" x 3'10" (1.88 x 1.19)

With fitted clothes rail.

En-Suite

7'8" x 6'2" (2.34 x 1.89)

With double shower cubicle with shower, wash basin with base cupboard underneath, low level WC, heated towel rail/radiator, high ceiling, display shelving and double glazed window to front.

Bedroom Two

11'6" x 11'4" (3.53 x 3.46)

With two fitted double wardrobes, high ceiling, dado rail, radiator, double glazed window to side and double glazed bay window to front.

Bedroom Three

14'0" x 9'7" (4.29 x 2.93)

With two fitted double wardrobes, high ceiling, radiator, double glazed window to side, far-reaching views to rear and double glazed bay window to rear.

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Family Bathroom

8'7" x 7'3" (2.62 x 2.22)

With bath with shower over with shower screen door, pedestal wash handbasin, low level WC, high ceiling, spotlights to ceiling, tiles splashback, heated towel rail/radiator, built-in cupboard housing the central heating boiler and double glazed window to rear.

Roof Space

Accessed via a loft ladder, insulated, boards for storage and light.

Garden

The property benefits from a generous size, private garden with open views to rear. The garden is laid to lawn with the varied selection of shrubs, plants, bushes and patio.

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Driveway

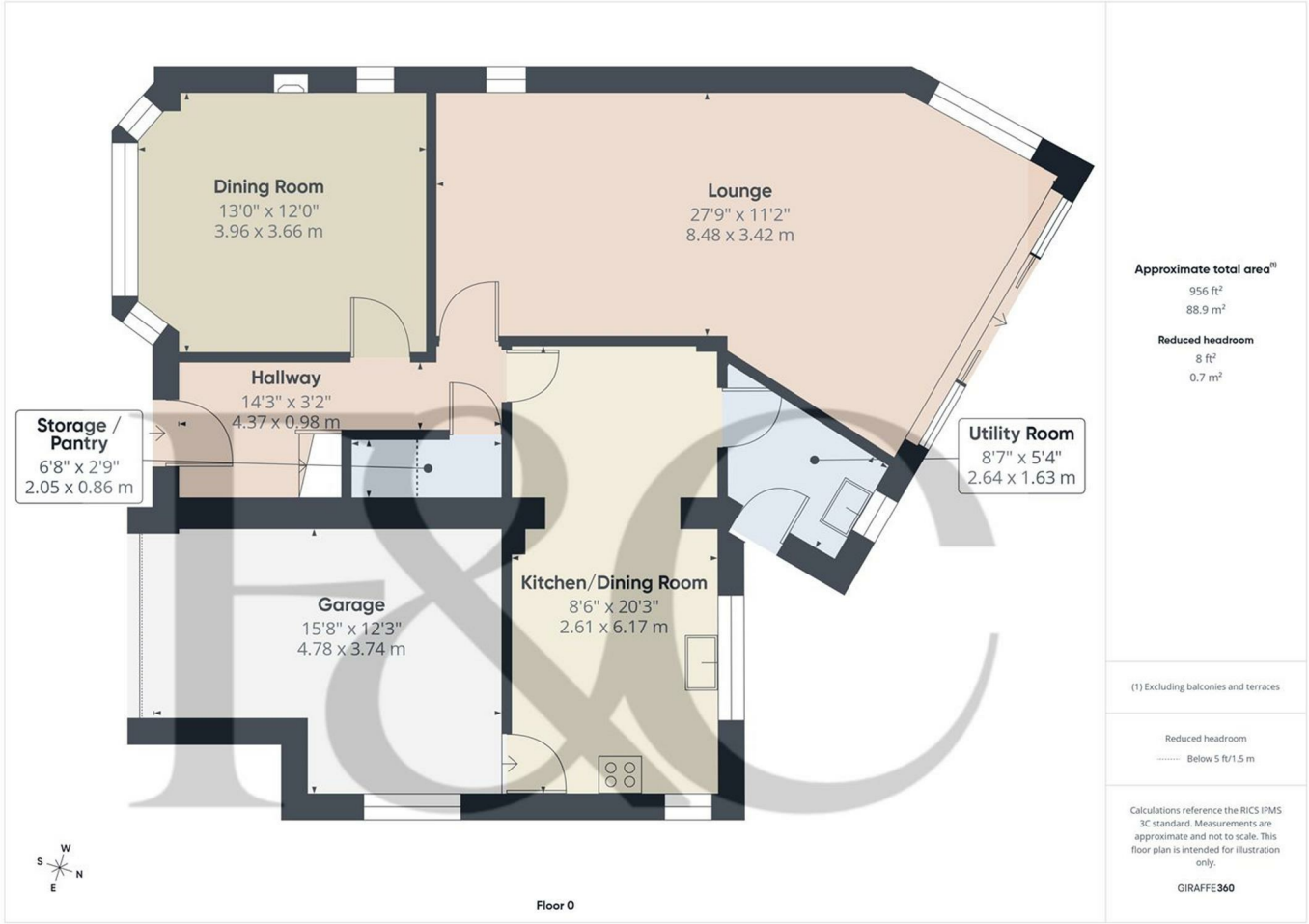
A double width gravelled driveway provides car standing spaces for three/four vehicles.

Garage

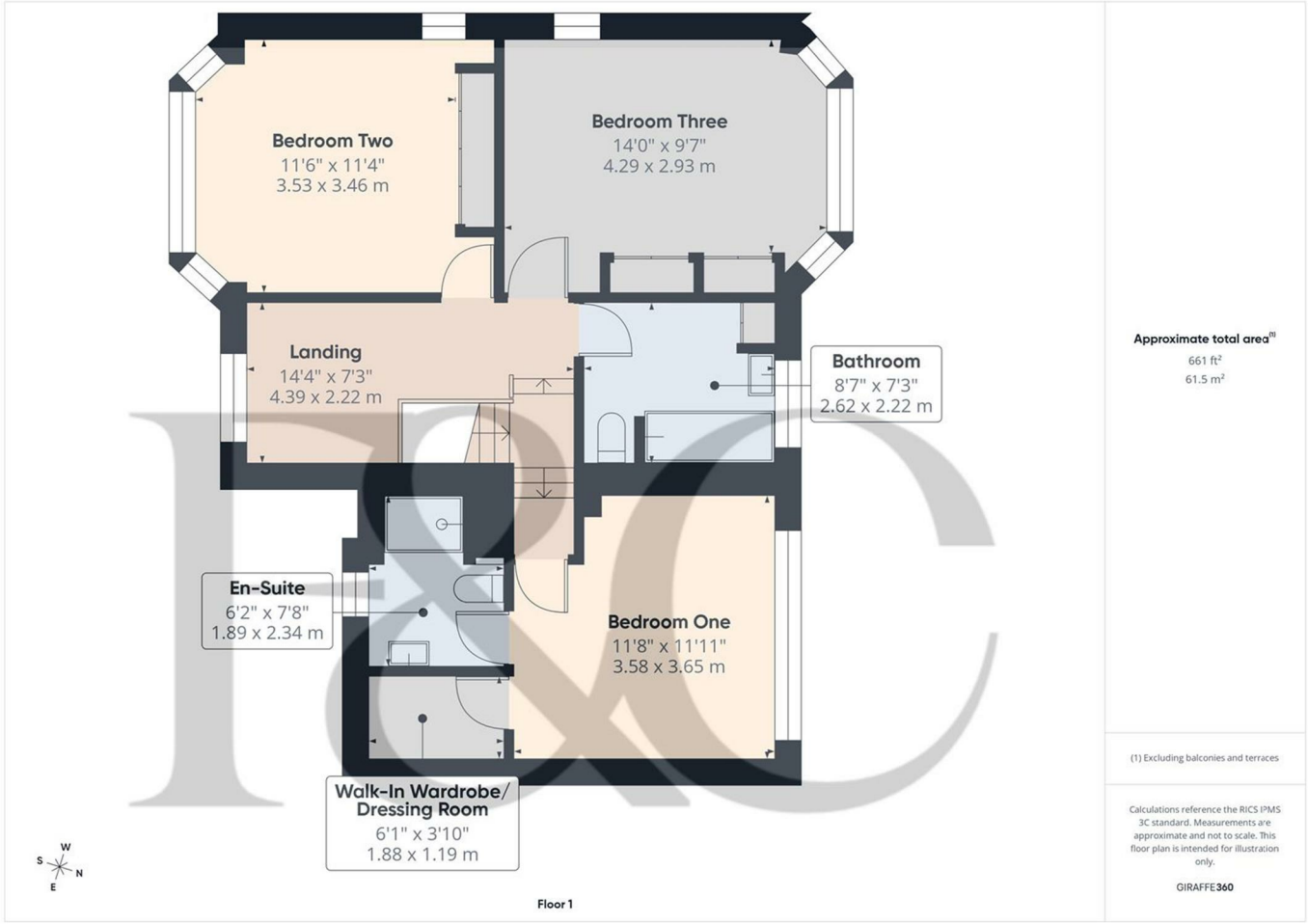
With concrete floor, power, lighting, double glazed side window, up and over front door and integral door giving access to the property.

Council Tax Band E

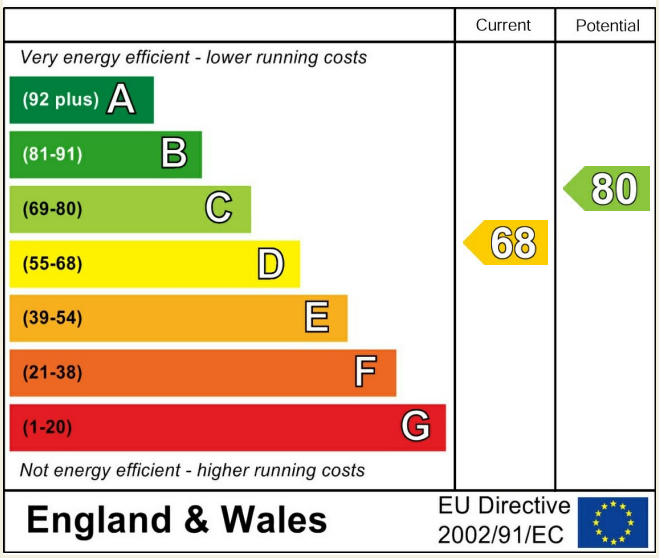
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



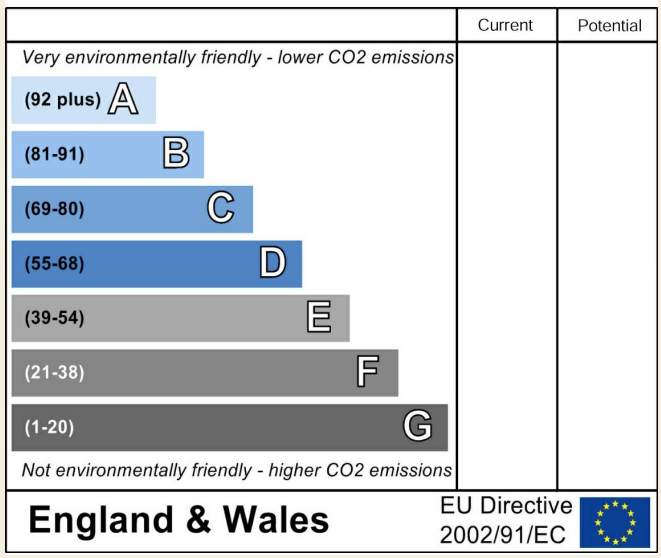
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Energy Efficiency Rating



Environmental Impact (CO_2) Rating



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.