

### 3 Bed House - Detached

1 Palladian Drive, Allestree, Derby DE22 2LX

Price £450,000 Freehold



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- EXTENDED - Stylish Detached Property of High Specification
- Ecclesbourne School Catchment Area
- Lounge with Bay window
- Stunning Living Kitchen/Dining Room/Snug
- Utility & Cloakroom
- Three Bedrooms - Ensuite & Family Bathroom
- Landscaped Gardens
- Secure Double Gates to Tarmac Driveway
- Detached Garage
- Beautifully Fitted - Tastefully Decorator - Well Presented Home

ECCLESBOURNE SCHOOL CATCHMENT AREA - This stylish EXTENDED detached house offers a perfect blend of modern living and comfort.

The heart of the home is undoubtedly the stunning extended living kitchen, dining room, and snug area, which creates a warm and inviting atmosphere for family gatherings and social occasions. This well-designed space is perfect for those who enjoy cooking and dining together, with ample room for a large dining table and comfortable seating.

The sunny landscaped terrace gardens offer a tranquil retreat, perfect for enjoying the outdoors or hosting summer barbecues.

The secure double gates lead to a tarmac driveway, providing both privacy and ease of access to, the brick detached garage which offers valuable storage space or the potential for a workshop.

This high specification home is not just a property; it is a lifestyle choice, offering comfort, style, and security in a sought-after location. Whether you are a growing family or looking to downsize, this delightful house is sure to impress. Viewing essential.

## The Location

Kedleston Grange is a highly sought after Miller Homes development located on the fringes of Allestree and Quarndon. This popular location has many countryside walks on its doorstep, with public footpaths leading across to Kedleston Hall.

Within close proximity are an excellent range of local amenities including the noted Park Farm shopping centre. There are excellent local schools at all levels with the property falling within the catchment area for the noted Ecclesbourne School Catchment.

There are regular bus services to Derby City Centre and local recreational facilities include Woodlands Tennis Club, Allestree and Markeaton Park's and the nearby Kedleston Golf Course. In addition there are many reputable pubs and restaurants within close proximity.

There is easy access onto the A38 leading to the A50 and M1 motorway. The location is convenient for the University of Derby, Rolls-Royce, Royal Derby Hospital and Toyota.

## Accommodation

### Ground Floor

#### Entrance Hall

6'9" x 6'4" (2.08 x 1.95)

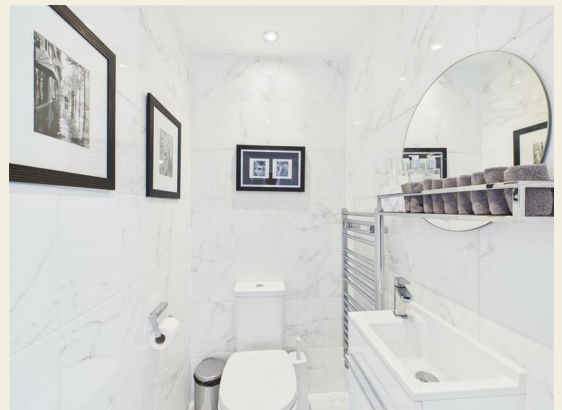
With entrance door, inset doormat, matching quality tile flooring, radiator and feature staircase with handrail leading to first floor.



#### Cloakroom

4'7" x 3'5" (1.42 x 1.06)

With low level WC, fitted wash basin with fitted base cupboard underneath, matching quality tile flooring, fully tiled walls, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator and internal panelled door with chrome fittings.



## Lounge

17'11" x 9'9" (5.47 x 2.99)

With quality tile flooring, two radiators, double glazed window to side with fitted blind, double glazed bay window to front with fitted blind and internal panelled door with chrome fittings.



## Living Kitchen/Dining Room/Snug

19'4" x 18'4" (5.91 x 5.59)



## Snug Area

With matching quality tile flooring, radiator, feature ceiling and open space leading to dining and kitchen areas.



### Dining Area

With matching quality tile flooring, radiator, spotlights to ceiling, double glazed window to side with fitted blind and open space leading to kitchen and snug areas.



### Kitchen Area

With single sink unit with chrome mixer tap, wall and base fitted units with attractive matching black granite worktops, built-in Neff four ring induction hob with concealed extractor fan, two built-in Neff electric fan assisted ovens, matching kitchen island again with matching black granite to worktops and fitted base cupboards underneath providing good storage and including generous sized wine cooler, matching quality tile flooring, integrated dishwasher, concealed recycling bin cupboard, radiator, spotlights to ceiling, concealed worktop lights, two double glazed Velux style windows, generous sized sliding patio door opening onto garden and open space leading to snug and dining areas.



### Utility Room

6'9" x 6'2" (2.07 x 1.90)

With matching fitted black granite worktop, wall and base cupboards, plumbing for automatic washing machine, space for tumble dryer, Neff built-in microwave, radiator, matching quality tile flooring and useful built-in storage cupboard.

### First Floor Landing

11'10" x 5'8" (3.61 x 1.74)

With exposed wood floors, radiator, built-in cupboard housing the central heating boiler and double glazed window with fitted blind.

## Bedroom One

11'0" x 10'2" (3.37 x 3.10)

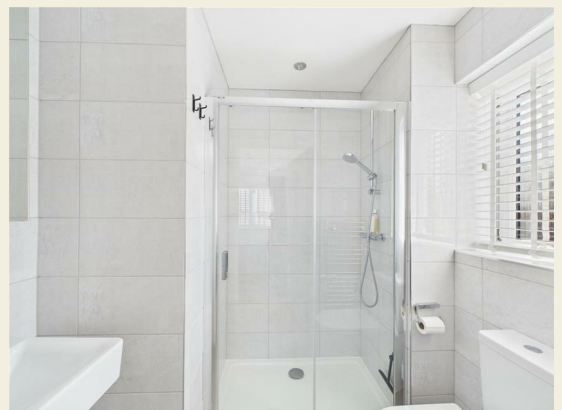
With exposed wood floors, radiator, built-in double wardrobe with sliding mirrored doors, double glazed window with fitted blind to front, double glazed window with fitted blind to side and internal panelled door with chrome fittings.



## En-Suite

5'9" x 4'7" (1.76 x 1.42)

With double shower cubicle with chrome shower, fitted wash basin, with chrome fittings, low level WC, fully tiled walls, tile flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed window to front with fitted blind and internal panelled door.



## Bedroom Two

9'9" x 8'7" (2.98 x 2.63)

With exposed wood floors, fitted double wardrobe with sliding mirrored doors, radiator, double glazed window to front with fitted blind and internal panelled door with chrome fittings.



## Bedroom Three

8'5" x 7'6" (2.57 x 2.31)

With exposed wood floors, fitted wardrobes with sliding mirrored doors, radiator, double glazed window to side with fitted blind and internal panelled door with chrome fittings.



## Family Bathroom

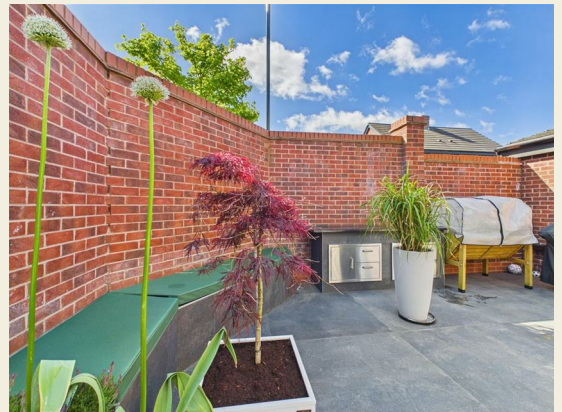
6'10" x 5'6" (2.10 x 1.69)

With bath with chrome shower over and shower screen door, fitted wash basin with chrome fittings, low level WC, fully tiled walls, tile flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed window to rear with fitted blind and internal panelled door with chrome fittings.



## Landscaped Garden

Being of a major asset to the sale of this particular property is its landscaped, low maintenance, enclosed rear garden with a substantial, tiled patio/terrace area ideal for entertaining complemented by brick retaining walls.



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## Driveway

The property benefits from a secure, gated driveway with double opening gates and provides car standing spaces for two cars.



## Detached Garage

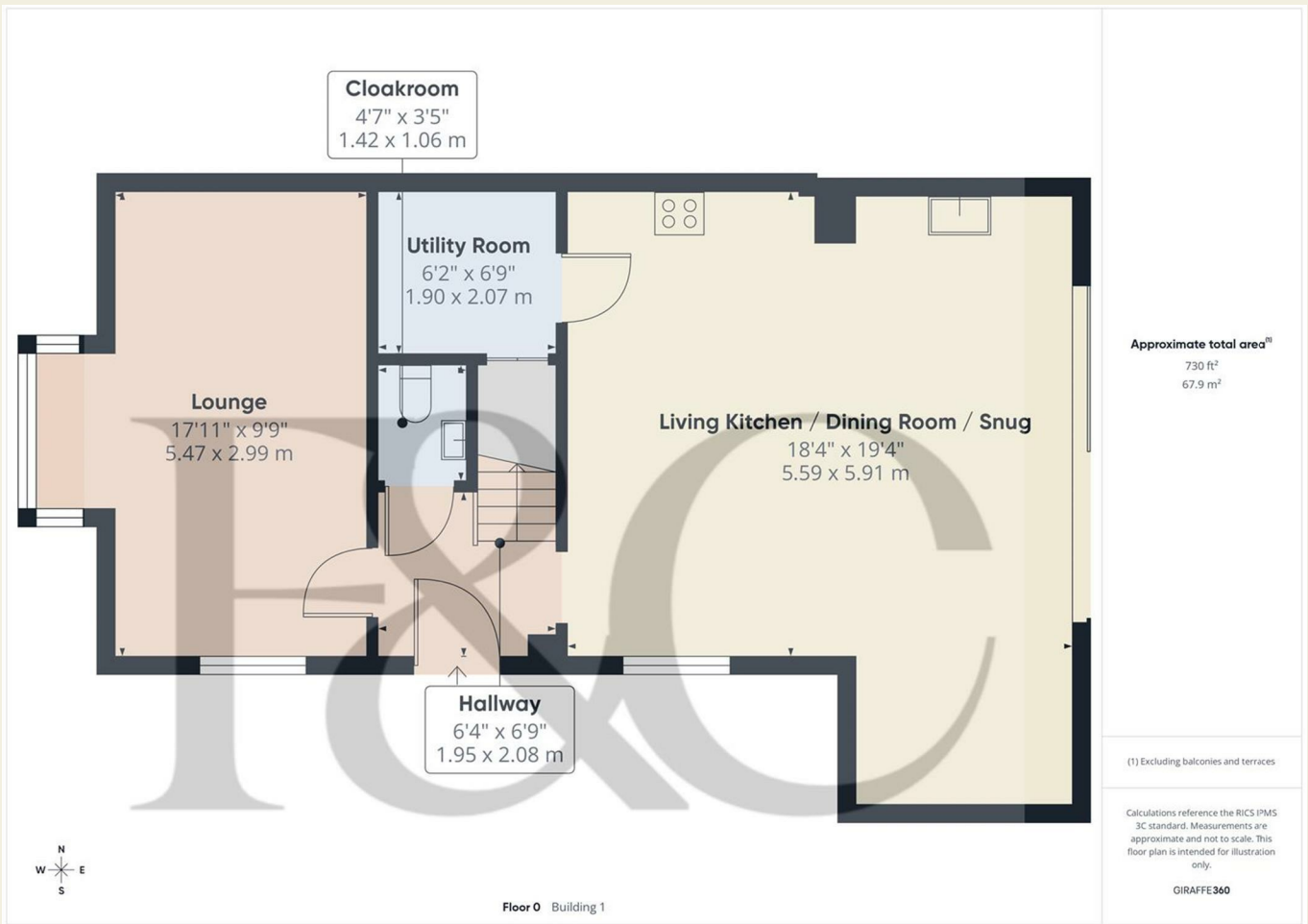
19'9" x 10'1" (6.02 x 3.09)

With power, lighting and up and over door.

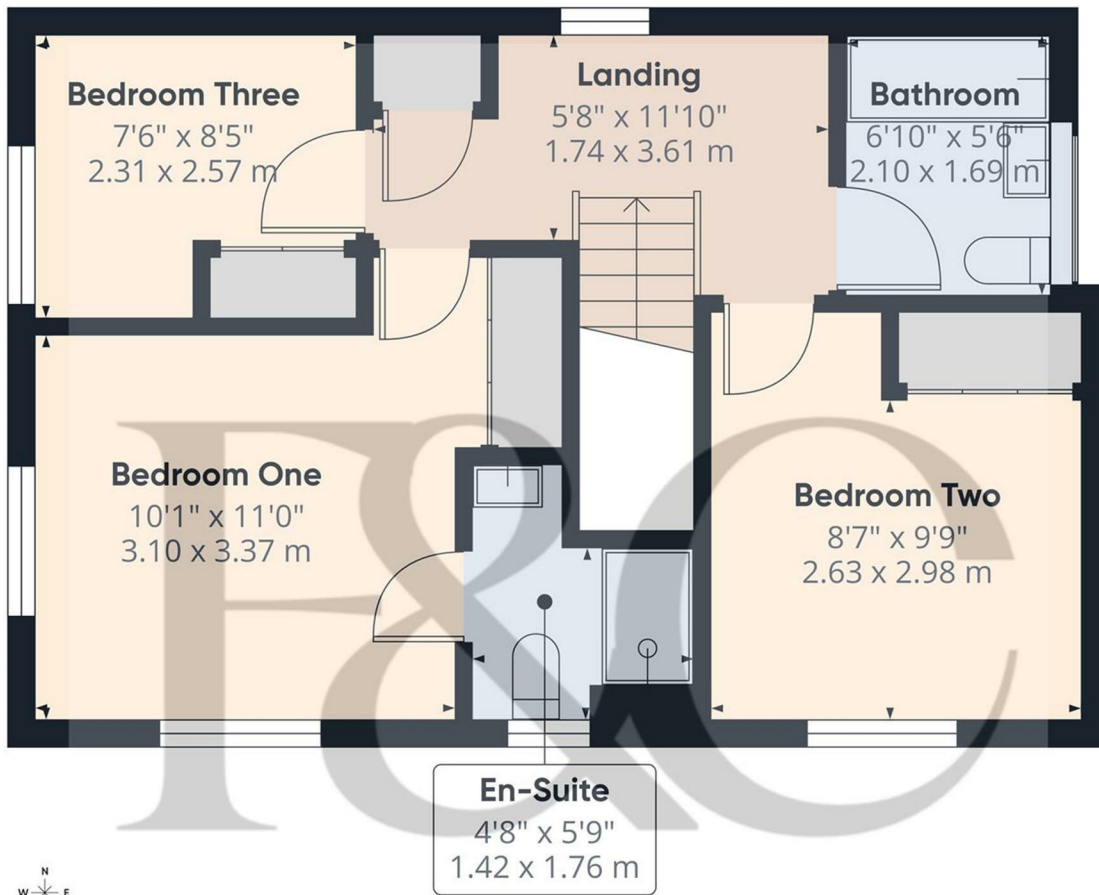


## Council Tax Band D





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Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
433 ft<sup>2</sup>  
40.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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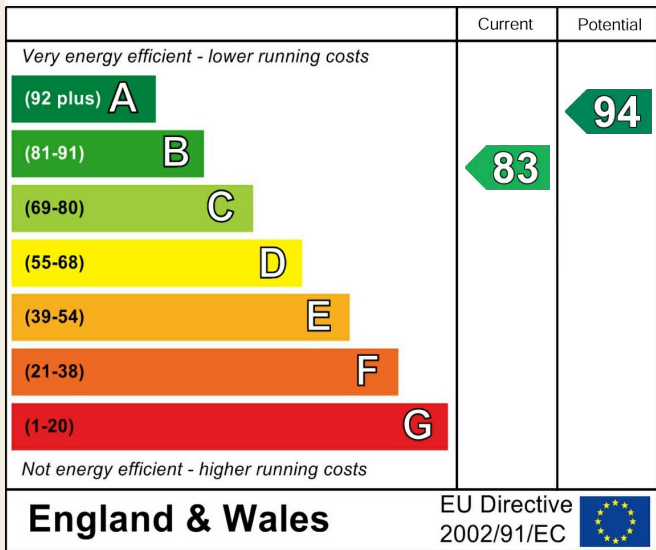
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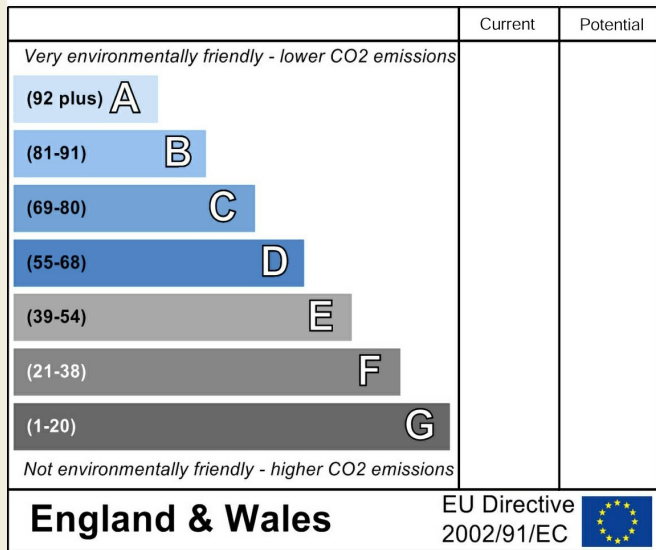
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### Energy Efficiency Rating



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



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