

36 Devonshire Avenue, Allestree, Derby, DE22 2AT

Offers Around £525,000

Freehold



- Charming, Extended Bay Fronted Semi-Detached
- Entrance Hall with Fitted Guest Cloakroom
- Lounge with Fabulous Open Plan Living Space/Kitchen off & Utility
- Four First Floor Bedrooms
- Shower Room & Bathroom
- Private Rear Garden
- Good Size Driveway & Integral Garage
- Highly Convenient Location
- Close to an Excellent Range of Facilities
- Close to Excellent Transport Links





Summary

A beautiful and comprehensively extended, four bedroom, bay fronted, semi-detached residence on a particularly quiet road in the popular suburb of Allestree.

The property is sold with the benefit of no upward chain and features accommodation comprising entrance hall, fitted guest cloakroom, lounge to front with log burner opening up into a fabulous, extended living space with seating area, dining area with bifold doors garden and quality fitted kitchen with solid wood worktops and utility room off. The first floor features four bedrooms, well-appointed bathroom and a separate shower room.

The property is set back behind a block paved driveway with integral garage accessed via an electric door. To the rear of the property is a private, well-established garden with extensive lower level, low maintenance area featuring patio with seating and well-stocked flower beds. The upper lawn features a mature tree and stylish timber fencing and shed.

F&C

The Location

The property is located in Allestree which has an excellent range of amenities close at hand, including primary schools, Woodlands secondary school, The Old Vicarage school, Derby High school and Derby Grammar School in Littleover. There is easy access to Derby City centre and the property is close to A38 and the shops along the A6, Blenheim Parade and Park Farm shopping centre.

Accommodation

Ground Floor

Recessed Storm Porch

Incorporating a glazed and leaded entrance door with matching sidelights and providing access to entrance hall.

Entrance Hall

12'11" x 7'4" (3.94 x 2.24)

With central heating radiator, original oak floor and useful storage beneath staircase to first floor.



Lounge

12'1" x 11'11" (3.69 x 3.65)

Featuring a chimney breast incorporating exposed brick interior, raised hearth, cast iron log burner, bespoke shelving and storage to recess, exposed wood floor, bow bay window to front and open access to seating area.



Open Plan Living Kitchen/Dining Area
26'10" x 19'1" (8.20 x 5.83)



Seating Area

Having a chimney breast with open recess.



Dining Area

Forming part of the extended kitchen and sitting beneath a pitched roof incorporating double glazed Velux windows and a set of bifold doors giving access to the garden.



Kitchen

Comprising solid oak worktops extending to breakfast bar, tiled surrounds, inset one and a quarter sink unit with mixer tap, stylish fitted base cupboard and drawers, complementary wall mounted cupboards, appliance space suitable for sizeable range cooker with extractor hood over and integrated dishwasher and fridge.



Utility

7'5" x 5'7" (2.28 x 1.71)

Comprising wooden worktops, stainless steel sink unit with tiled surrounds, fitted cupboards, appliance space suitable for washing machine, central heating radiator, door to side, integral door to garage and door to fitted guest cloakroom.



Fitted Guest Cloakroom

4'5" x 2'9" (1.35 x 0.86)

Partly wood panelled with low flush WC and central heating radiator.

First Floor Landing

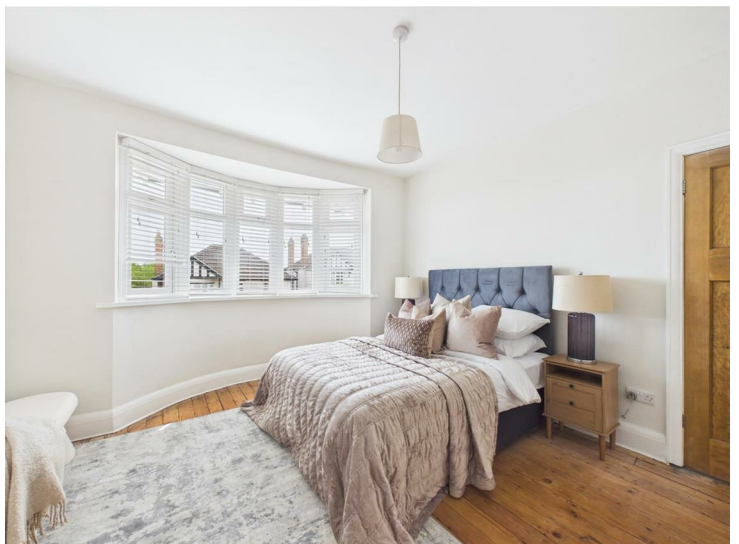
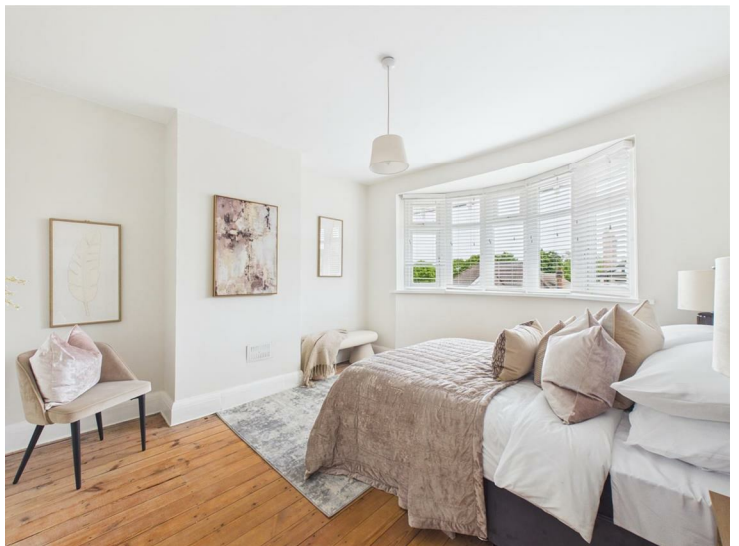
10'10" x 9'6" (3.32 x 2.91)

A semi-galleried landing with feature balustrade and access to loft space.

Bedroom One

11'10" x 11'9" (3.63 x 3.60)

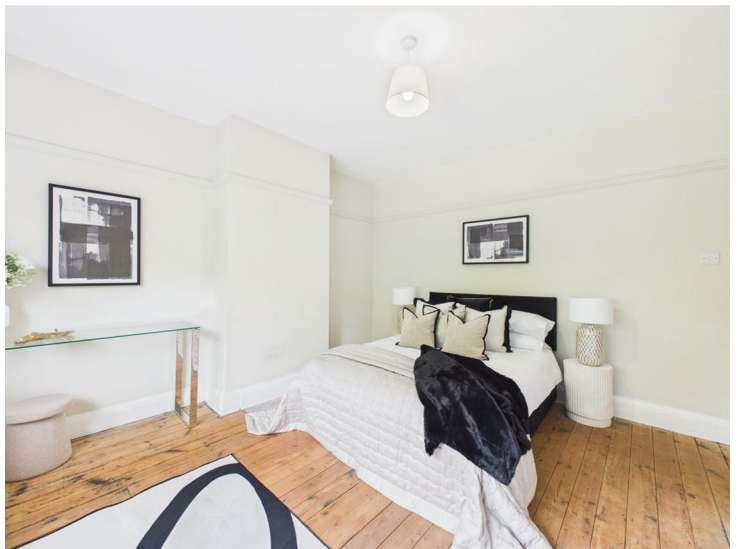
With central heating radiator, exposed wood floorboards and bow bay window to front.



Bedroom Two

12'9" x 11'9" (3.89 x 3.59)

Having a central heating radiator, exposed wood floorboards, picture rail and window to rear.



Bedroom Three

11'0" x 7'5" (3.37 x 2.28)

Having stylish wood panelling, central heating radiator and window to front.



Bedroom Four

7'3" x 7'3" (2.23 x 2.21)

With central heating radiator, exposed wood floorboards and window to front.



Well-Appointed Bathroom

7'6" x 7'4" (2.29 x 2.25)

Appointed with a low flush WC, pedestal wash handbasin, free standing roll edge claw foot bath, period style radiator and window to rear.



Separate Shower Room

7'3" x 7'2" (2.22 x 2.20)

Appointed with a low flush WC, vanity unit with wash handbasin and drawers beneath, shower cubical, stylish tiling, chrome towel radiator and window to rear.



Outside

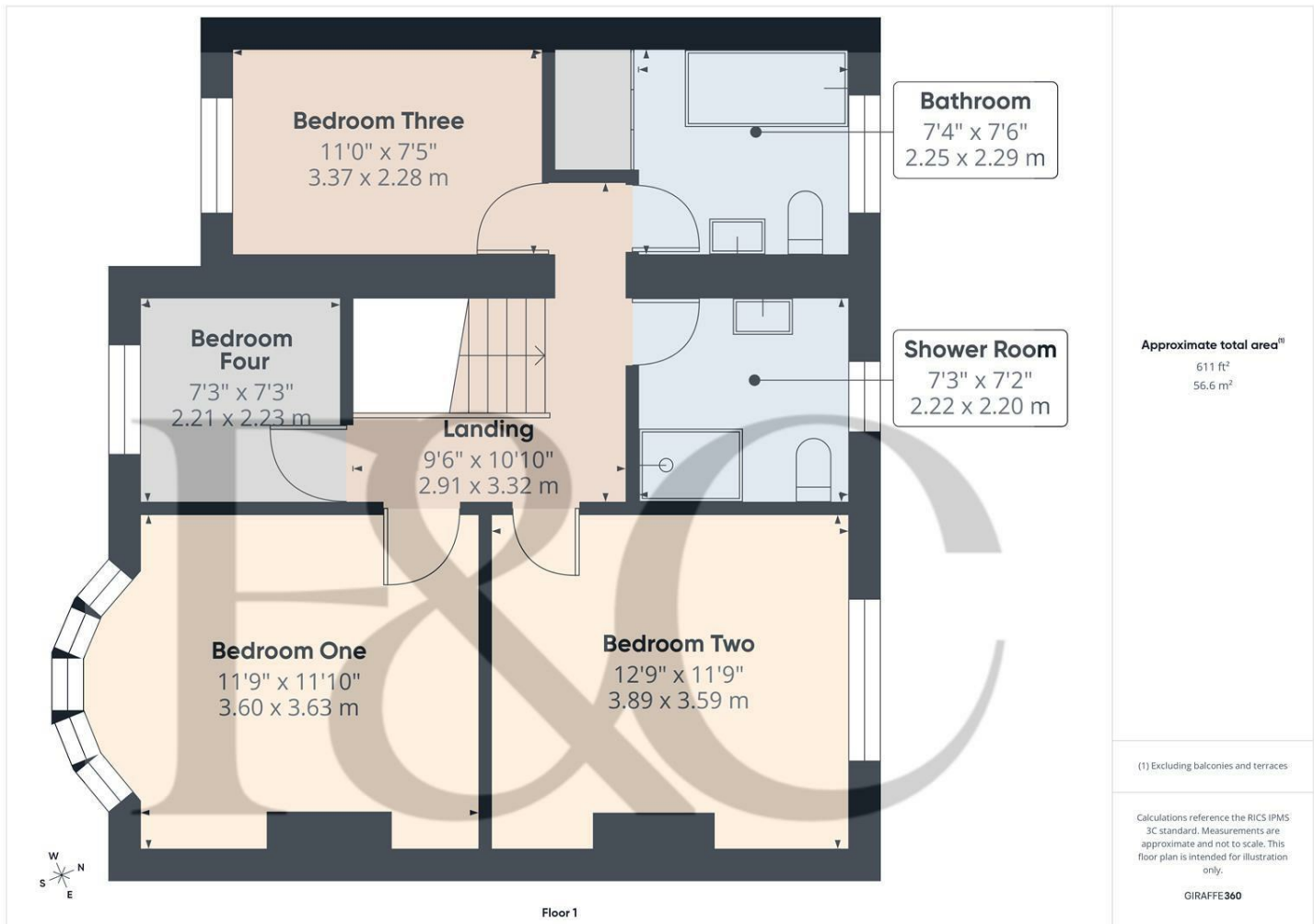
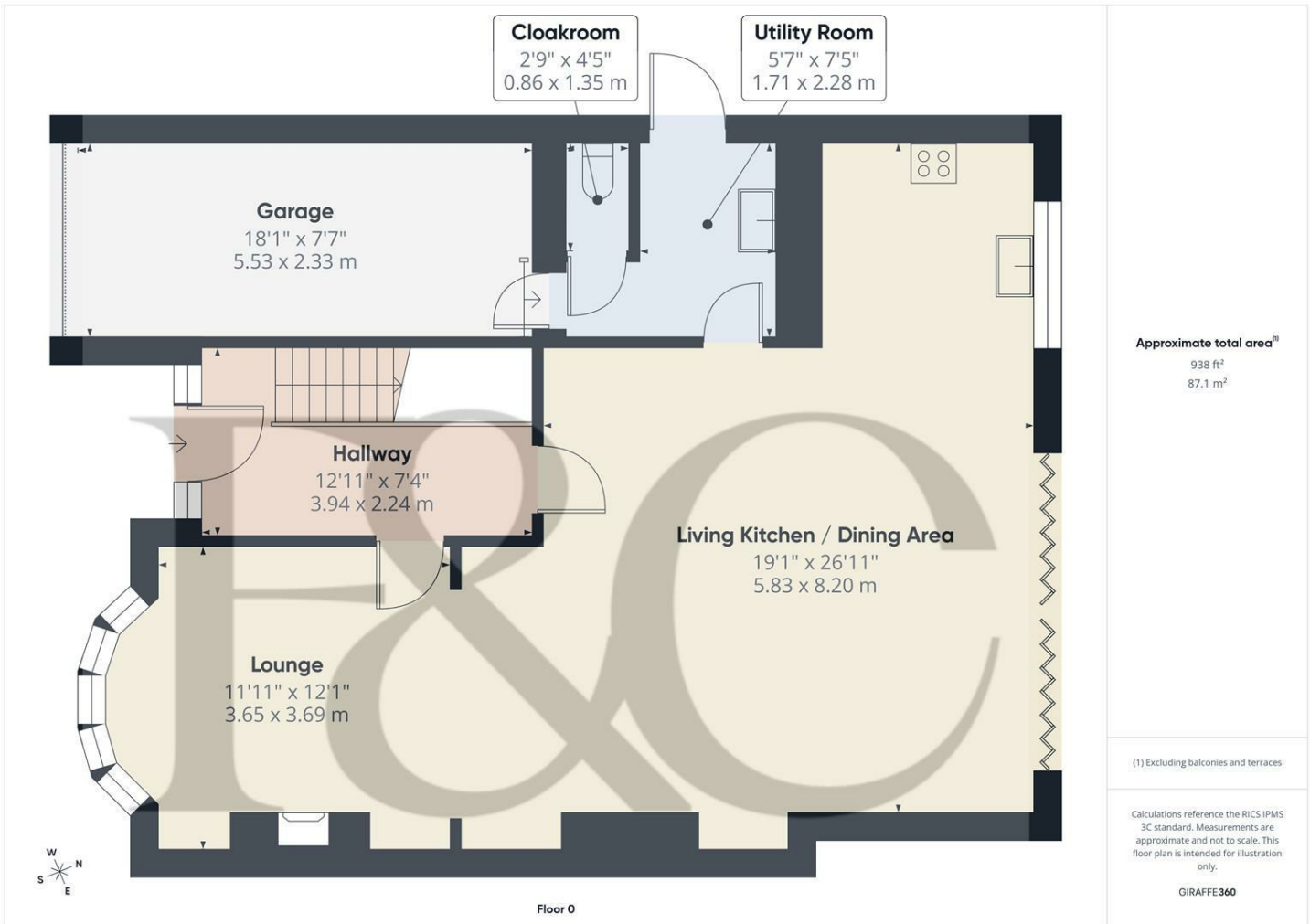
The property is set up on an elevated position behind a block paved driveway providing off-road parking and access to the integral garage with electric doors. There is access down the side through gates.

To the rear of the property is a fabulous, private garden with lower level, low maintenance section, ideal for entertaining with patio area, substantial sized wooden table, seating, well-stocked borders and stylish timber fencing. The upper level lawn has a mature tree and shed.



Council Tax Band D







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36 Devonshire Avenue
Allestree
Derby
DE22 2AT

Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	