Fletcher & Company

3 Misterton Close, Allestree, Derby, DE22 2XU

Offers Around £360,000

Freehold



- A Well-Presented Home in a Quiet Cul-de-Sac Location
- Air Source Heat Pump
- Beautiful Rear Garden
- Good Sized Driveway & Garage
- Hall & Fitted Guest Cloakroom
- Lounge, Open Plan Kitchen & Conservatory
- Three First Floor Bedrooms & Bathroom
- Highly Convenient Position
- Close to an Excellent Range of Amenities
- Viewing Recommended





Summary

This is a superbly presented, well-positioned, three bedroom, detached residence occupying a quiet cul-de-sac location in sought after Allestree.

The property is double glazed and has an air source heat pump and features an entrance hall, fitted guest cloakroom, lounge to front, open plan dining kitchen and a conservatory off. The first floor landing leads to three bedrooms and a well-appointed bathroom.

The property benefits from a good size driveway with an integral single garage. To the rear is an impressive rear garden which is extremely well-presented with two separate patio areas, L-shaped lawn, well-stocked borders containing plants and shrubs, mature trees, timber fencing and is accessed down the side by a gate.

The Location

The property's location on this quiet cul-de-sac gives easy access to Park Farm shopping centre and further facilities on Blenheim Drive. There is also easy access into Derby City centre. A nearby regular bus service runs to both Derby and Belper. The property is convenient for Darley Park and Markeaton Park. There is excellent schooling nearby by way of Walter Evans and Lawn primary as well as Woodlands secondary school.

Accommodation

Ground Floor

Entrance Hall

14'7" x 4'0" (4.47 x 1.23)

A panelled and glazed entrance door provides access to hallway with central heating radiator and staircase to first floor with understairs storage cupboard.

Fitted Guest Cloakroom

5'7" x 2'9" (1.72 x 0.86)

Appointed with a loud flush WC, vanity unit with wash handbasin and storage beneath, central heating radiator and window to front.



Lounge
14'7" x 9'9" (4.45 x 2.99)
Featuring a fireplace with decorative wooden surround and integrated log effect fire, central heating radiator, decorative coating, dado rail and window to front.





Open Plan Dining Kitchen

25'7" x 9'8" (7.81 x 2.95)







Dining Area

With central heating radiator, recessed ceiling spotlighting and double glazed sliding doors to conservatory.



Kitchen Area

Comprising woodblock effect preparation surfaces, ceramic sink unit with mixer tap, fitted based cupboards and drawers, complementary wall mounted cupboards, electric hob, built-in oven, appliance space suitable for washing machine, dishwasher and fridge freezer and window and French doors to rear.





Conservatory
9'10" x 8'11" (3.00 x 2.72)
A UPVC double glazed construction with double glazed French doors to garden.



First Floor Landing
10'3" x 6'10" (3.14 x 2.10)
A semi-galleried landing with airing cupboard, feature balustrade, window to side and access to the partially boarded loft.

Bedroom One
12'10" x 8'11" (3.93 x 2.72)
With central heating radiator, decorative coving and window to front.



Bedroom Two
9'8" x 9'6" (2.95 x 2.92)
Having a central heating radiator, built-in wardrobe, decorative coving and window to rear.



Bedroom Three
8'4" x 7'8" (2.55 x 2.35)
With central heating radiator and window to front.



Bathroom
6'10" x 5'6" (2.09 x 1.70)
Well-appointed with a low flush WC, vanity unit with wash handbasin and cupboard beneath, panelled with shower over, central heating radiator, shaver point and window to rear.



Outside

To the front of the property is a good sized driveway with lawn fore-garden and an integral single garage. There is access down the side to the rear.

A pleasant rear garden is enclosed by timber fencing and features two separate patio areas, a good sized lawn and well-stocked herbaceous borders.







Garage

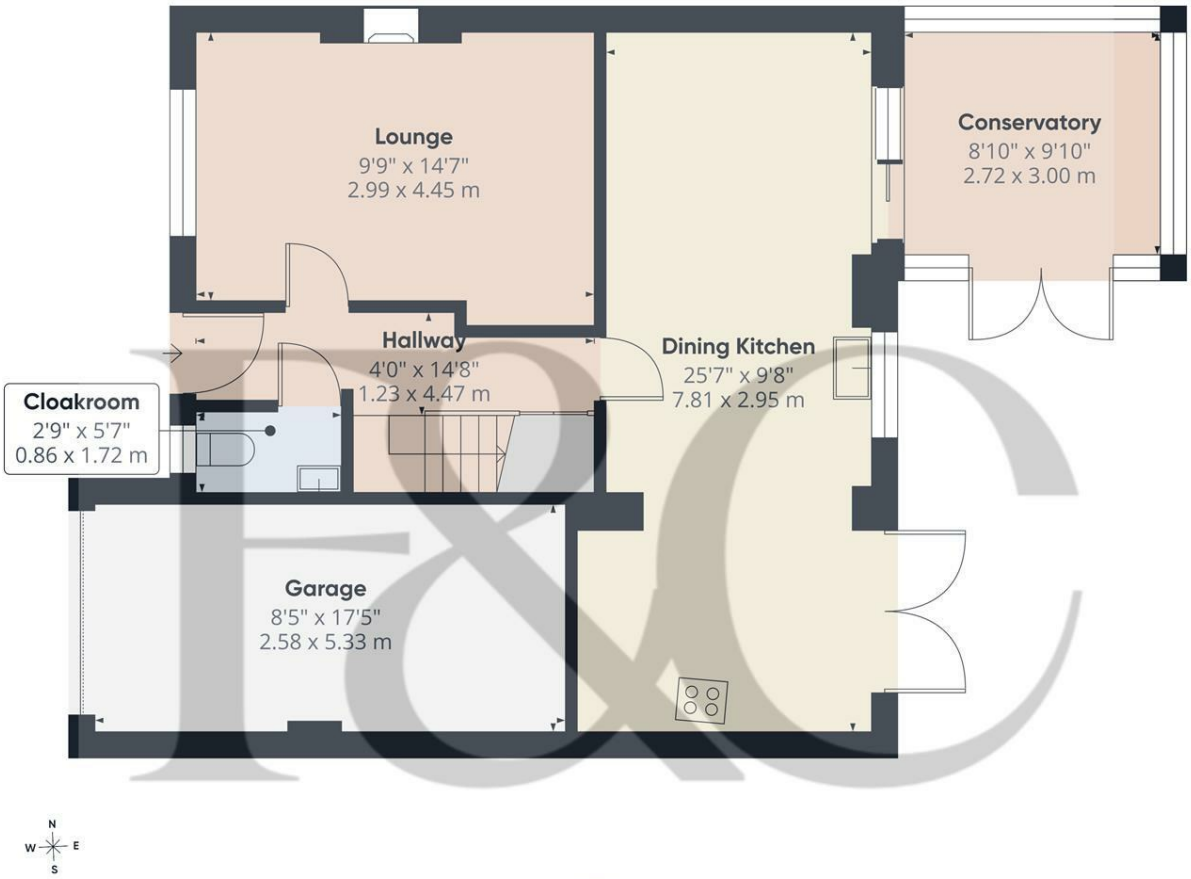
17'5" x 8'5" (5.33 x 2.58)

Council Tax Band D









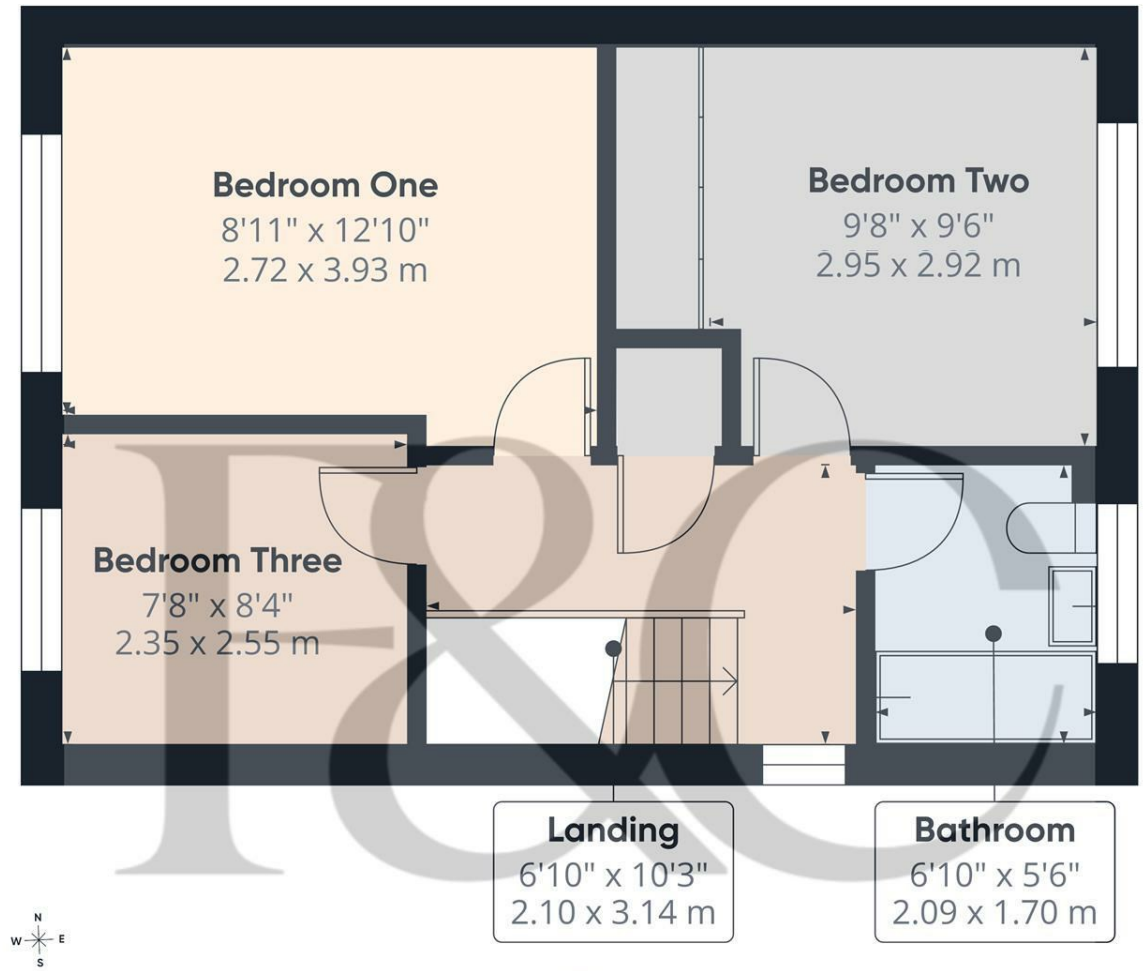
Floor 0

Approximate total area(1)
743 ft²
69.1 m²

(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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Floor 1

Approximate total area(1)
390 ft²
36.1 m²

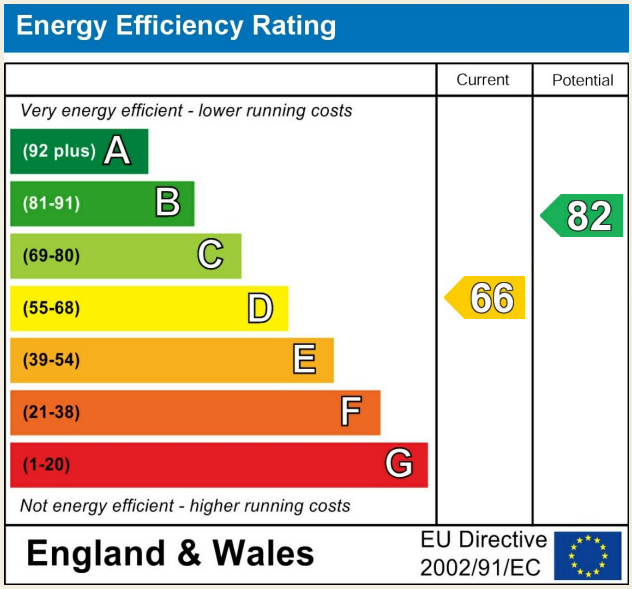
(1) Excluding balconies and terraces

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Council Tax Band: D
Tenure: Freehold