

7 Portreath Drive, Allestree, Derby, DE22 2BJ

Offers Around £339,950

Freehold



- Refurbished, Detached Home
- Viewing Recommended
- Extended Accommodation
- Entrance Hall & Spacious Lounge
- Open Plan Dining Kitchen with Built-In Appliances
- Three First Floor Bedrooms & Well-Appointed Bathroom
- An Air Source Heat Pump & Solar Panels
- Well-Established Rear Garden
- Driveway
- Superb Range of Local Amenities





Summary

This is a superbly presented, fully refurbished, extended, three bedroom detached residence occupying prime position in the popular suburb of Allestree. The property is sold with the benefit of no upper chain and features entrance hall, spacious lounge and an impressive, open plan, newly fitted and extended dining kitchen. There are three first floor bedrooms and a superbly appointed bathroom.

The property benefits from an impressive, well-established garden, driveway and fore garden.

F&C

The Location

Allestree is a popular suburb with a superb range of amenities including The Park Farm Shopping Centre which is close at hand, primary schooling, Woodlands Secondary School and there is easy access into Derby City Centre with a regular bus service. Allestree is convenient for both Markeaton Park and Darley Park.

Accommodation

Entrance Hall

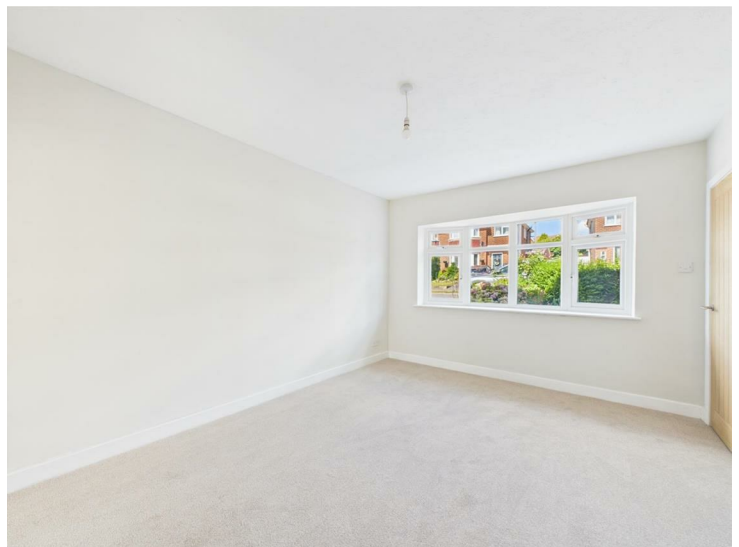
4'5" x 3'4" (1.36 x 1.03)

A panelled entrance door provides access to the hallway with staircase to first floor and double glazed window to side.

Lounge

14'4" x 11'2" (4.38 x 3.41)

Having a central heating radiator and double glazed bow bay window to front.



Fabulous Extended, Newly Fitted Dining Kitchen

17'7" x 14'11" (5.37 x 4.55)

Featuring stylish quartz worktops incorporating matching upstands, central island with breakfast bar, stainless steel sink unit, integrated dishwasher, washing machine, AEG four plate induction hob with extractor hood over, stylish fitted base cupboards and drawers, complementary wall mounted cupboards, a further bank of units houses a fridge freezer, microwave and oven, central heating radiator, wood effect flooring, door to understairs storage cupboard, double glazed window with matching French doors to rear garden and further door side.



First Floor Landing

8'3" x 2'11" (2.54 x 0.91)

Having central heating radiator, airing cupboard housing the heat pump cylinder and access to loft space.

Bedroom One

11'7" x 8'6" (3.55 x 2.61)

With central heating radiator and double glazed window to front.



Bedroom Two

11'5" x 8'6" (3.49 x 2.60)

Having central heating radiator and double glazed window to rear.



Bedroom Three

8'7" x 5'10" (2.63 x 1.80)

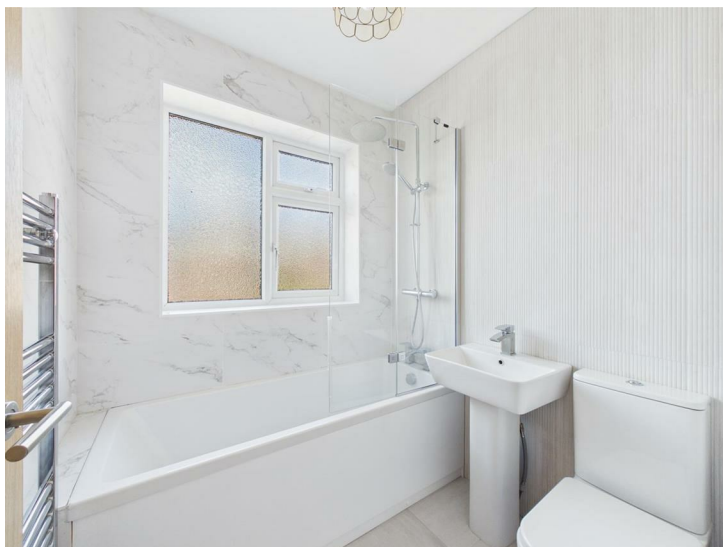
Featuring central heating radiator and double glazed window to rear.



Bathroom

5'10" x 5'10" (1.80 x 1.80)

Comprising stylish, tiled surrounds with contemporary white suite, low flush WC, pedestal wash handbasin, panelled bath with shower over, chrome towel rail/radiator and double glazed window to front.



Outside

To the front of the property is a mature fore garden with gravelled area with stone edged border containing plants and shrubs. There is a driveway to the side. To the rear of the property is an upper level patio with steps leading down to a lawn with extremely well-established borders containing plants and shrubs and mixed hedging. Timber shed.



Council Tax Band D



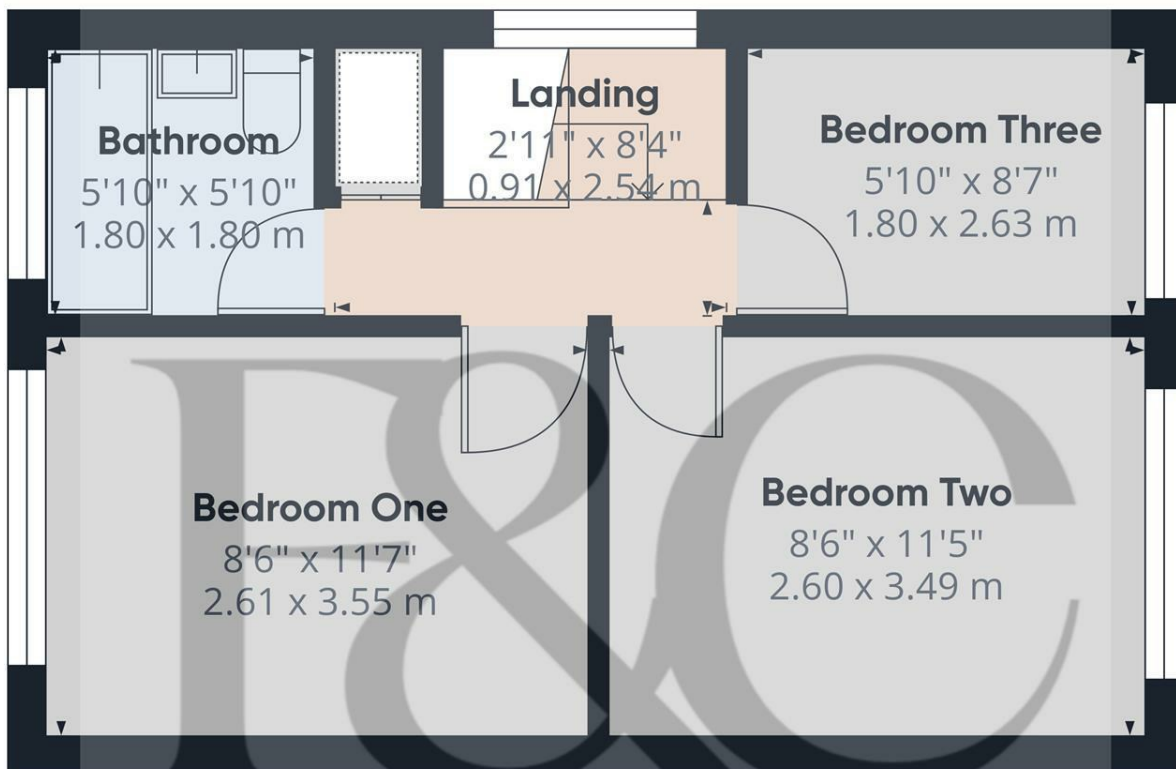
Floor 0

Approximate total area[®]
469 ft²
43.6 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.

GIRAFFE360



Floor 1

Approximate total area[®]
307 ft²
28.5 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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Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	