

20 Foxes Walk, Allestree, Derby, DE22 2FG

Offers Around £349,950

Freehold



- No Upper Chain
- Fabulous Location
- Double Glazed & Gas Central Heated
- Hallway with Spacious Lounge off
- Fitted Kitchen
- Ground Floor Bedroom with En-Suite Shower Room
- Two First Floor Bedrooms & Bathroom
- Enclosed Lawn Rear Garden
- Driveway & Detached Garage
- Viewing Recommended





Summary

This is a superbly positioned and well-presented, three bedroom, semi-detached character residence occupying a prime location on Foxes Walk off Robincroft Road in Allestree.

The property is sold with the benefit of no upper chain and features double glazed and gas central heated accommodation with spacious entrance hall, dual aspect lounge with feature fireplace, breakfast kitchen and ground floor principal bedroom with en-suite shower room. The first floor landing leads to two good sized bedrooms and a bathroom.

The property benefits from a pleasant, enclosed, mainly lawn rear garden with well-stocked borders. There is also a driveway and detached garage as well as a lawn fore-garden garden and useful brick built bin store.

F&C

The Location

The property is located in Allestree, a popular suburb of Derby and is close to an excellent range of amenities including primary schooling, Woodlands secondary school, a regular bus service into Derby City centre, shopping facilities at Park Farm and easy access to both Darley and Markeaton Park.

Accommodation

Ground Floor

Entrance Hall

9'3" x 8'10" (2.83 x 2.71)

A panelled and glazed entrance door with sidelights provides access to entrance hall with central heating radiator, staircase to first floor with understairs storage cupboard and wood effect floor.



Spacious Dual Aspect Lounge

21'7" x 11'3" (6.60 x 3.43)

Having two double glazed windows to front and matching French doors to rear, two central heating radiators, feature fireplace with decorative wooden surround, granite hearth and interior with living flame gas fire, TV aerial point, decorative coving and dado rail.



Fitted Kitchen

12'1" x 9'3" (3.69 x 2.83)

Comprising marble effect worktops with matching upstands, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset gas hob with built-in oven beneath and extractor hood over, appliance space suitable for fridge freezer and washing machine, integrated dishwasher, central heating radiator, wood effect flooring, dado rail and double glazed window to rear.



Ground Floor Principal Bedroom

14'11" x 9'5" (4.57 x 2.89)

With two central heating radiators, fitted wardrobes with overhead storage, TV aerial point, two double glazed windows to front and door to en-suite.



En-Suite Shower Room

6'2" x 4'11" (1.90 x 1.52)

Partly tiled with a white suite comprising half pedestal wash handbasin, low flush WC, shower cubicle, central heating radiator and double glazed window to rear.



First Floor Landing

9'2" x 8'4" (2.81 x 2.55)

A semi-galleried landing with feature balustrade and airing cupboard.



Bedroom Two

13'8" x 8'4" (4.18 x 2.55)

Having a central heating radiator, wood effect flooring and two double glazed roof lights to front.



Bedroom Three

13'6" x 9'6" (4.14 x 2.90)

With central heating radiator and two double glazed roof lights to front.



Bathroom

6'5" x 5'3" (1.98 x 1.62)

Tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower attachment, central heating radiator and double glazed roof light to rear.



Outside

The property occupies a fabulous position in a courtyard style development whilst being independent of any estate charges. Set back behind a lawn fore-garden with pathway (next door has a right of access), a further pathway leading to an additional lawn fore-garden and a brick built bin store. Access round the side leads to a very pleasant lawn garden with a patio off the lounge with herbaceous borders containing plants and shrubs and timber fencing. There is a block paved driveway providing off-road parking and access to a detached garage. There is a further section to the side which could be used for further parking facilities.



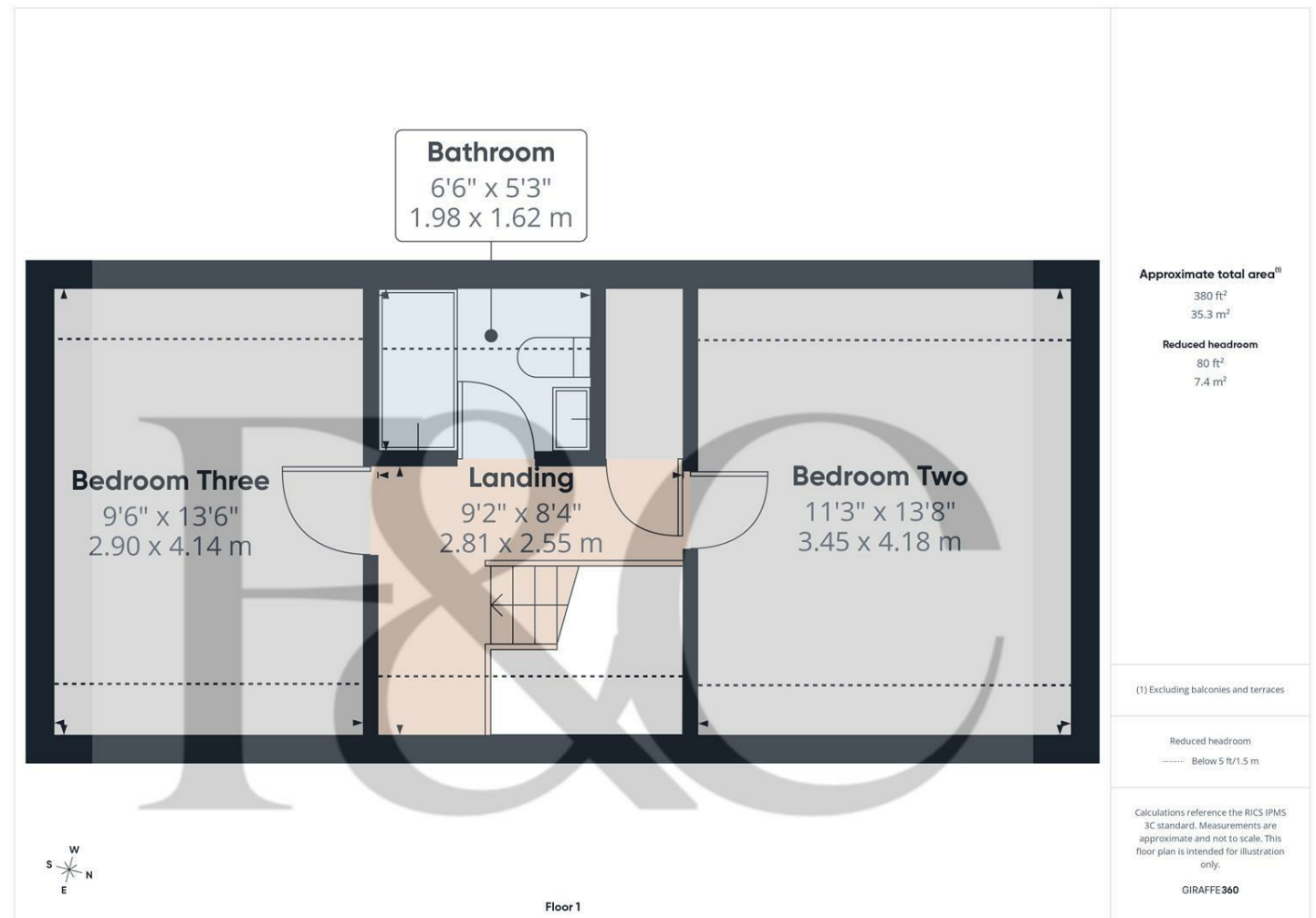
Garage
With up and over door.



Council Tax Band D









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Allestree
Derby
DE22 2FG

Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	