3 Bed House - Semi-Detached

5 Church Walk, Allestree, Derby DE22 2EA

Offers Around £285,000 Freehold

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Fletcher & Company

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- Highly Appealing Semi-Detached Cottage
- Located off Duffield Road - Close to Allestree Park
- Set Well Back From Duffield Road - Conservation Area
- Lounge & Dining Room
- Kitchen Diner
- Three Bedrooms & First Floor Bathroom with Shower
- Front & Rear Courtyard Gardens
- Additional Garden with Timber Shed & Summerhouse/Store
- Off-Road Car Parking
- Character Features - Charming Residential Position within the Heart of Old Allestree Village

Occupying a charming residential position close to Allestree Park and within the heart of Old Allestree village is this three bedroom character semi detached cottage.

The Location

Ideally situated, this property offers direct access onto the picturesque Allestree Park and Lake with the convenience of being within close proximity to an excellent range of amenities to cater to daily needs including a doctors, dentists, chemist, shops and cafe within a five minute walk. Neighbouring Duffield village offers a further selection of shops, cafes and restaurants and an additional selection of shops are to be found at the nearby Blenheim Parade in Allestree. Families will benefit from the availability of good schooling options, both at primary and secondary levels, enhancing the appeal for all age groups. Furthermore, the location offers superb connectivity, with easy access into Derby City Centre for a wider array of services and entertainment, and direct links to the A38, facilitating effortless commuting and regional travel.

Accommodation

Ground Floor

Lounge

11'10" x 10'11" (3.61 x 3.34)

With chimney breast, deep skirting boards and architraves, high ceiling, radiator, panelled entrance door and sash multi-pane style window to front with internal plantation shutters.

Storage Cupboard

With stripped door.

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Dining Room

12'0" x 11'10" (3.66 x 3.62)

With deep skirting boards and architraves, high ceiling, chimney breast, radiator, sash period style window to side, sash multi-pane window to rear and stripped latched door opening onto staircase and leading to first floor.

Kitchen Diner

19'6" x 6'10" (5.96 x 2.09)

Kitchen Area

With Belfast style sink with period style mixer tap, wall and base fitted units with solid wood worktops, Aga range style cooker with extractor hood over, plumbing for automatic washing machine, integrated dishwasher, sash multi-pane window to side, integrated fridge/freezer, wood effect flooring and open space leading to dining area.

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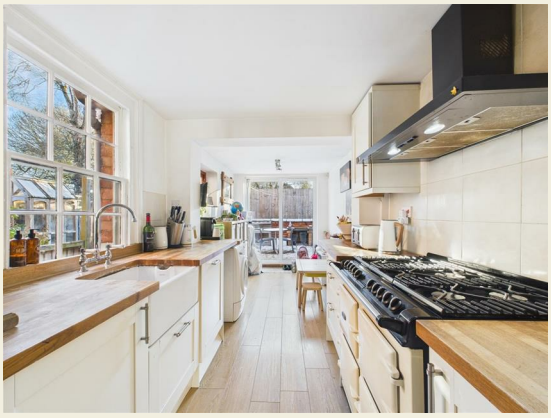
Dining Area

With wood effect flooring, radiator, sealed unit double glazed window to side, open space leading to kitchen area and double glazed sliding patio door opening on to rear garden.



First Floor Landing

11'11" x 3'0" (3.64 x 0.93)

With deep skirting boards and architraves, high ceiling, radiator, window to side and access to roof space.

Bedroom One

11'9" x 10'11" (3.59 x 3.33)

With deep skirting boards and architraves, high ceiling, chimney breast, radiator, wardrobes either side of chimney breast, multi-pane sash style window to front with internal plantation shutters, wall lights and stripped internal door.

Bedroom Two

7'9" x 7'8" (2.37 x 2.34)

With chimney breast, deep skirting boards and architraves, high ceiling, wardrobes, double glazed window to rear with internal plantation shutters and stripped internal door.

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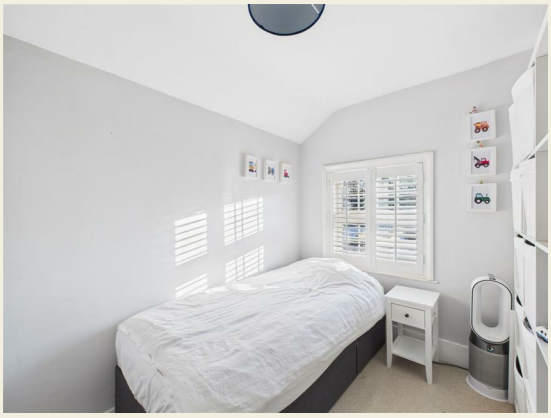
Bedroom Three

9'9" x 7'3" (2.99 x 2.21)

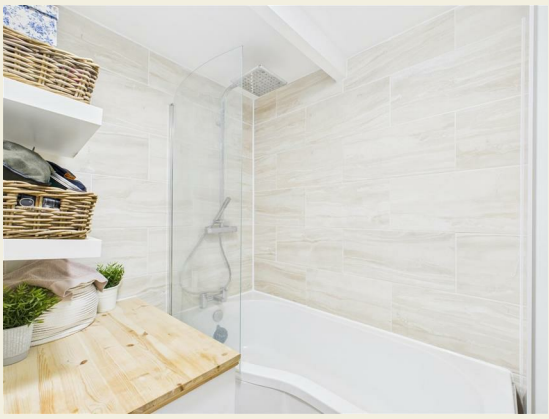
With radiator, double glazed window to rear with internal plantation shutters and stripped internal door.



Bathroom

8'3" x 6'9" (2.52 x 2.08)

With bath with shower over with shower screen door, pedestal wash handbasin, low level WC, tile splashbacks, extractor fan, wood effect flooring, generous heated chrome towel rail/radiator and stripped internal door.



Front Garden

To the front of the property is a low maintenance fore-garden which is gravelled with black painted wrought iron railings and hand gate.

Rear Garden

Immediately from the sliding patio doors in the kitchen diner is a low maintenance, enclosed garden with raised bed, fencing and brick wall which leads to an additional garden to the property.

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Additional Garden

The property enjoys an additional garden enclosed by brick wall and fencing with artificial turf, raised decked area and paved patio. Summerhouse with store and timber shed.

Off-Road Car Parking

There is a double width driveway. (This is under a separate lease agreement with Shell PLC there is no payment). See vendor for further details.

Directions

The property is best approached via vehicle by leaving Derby city centre along Duffield Road (A6) passing through Darley Abbey and continuing into Allestree, passing the two entrances to Gisborne Crescent and taking the next left turn in Church Walk immediately after Shell petrol station and prior to a small parade of shops where the cottage will be found a short distance on the left. The property can also be accessed via public footpath from Gisborne Crescent and St Edmunds Close.

Council Tax Band - C

Derby City

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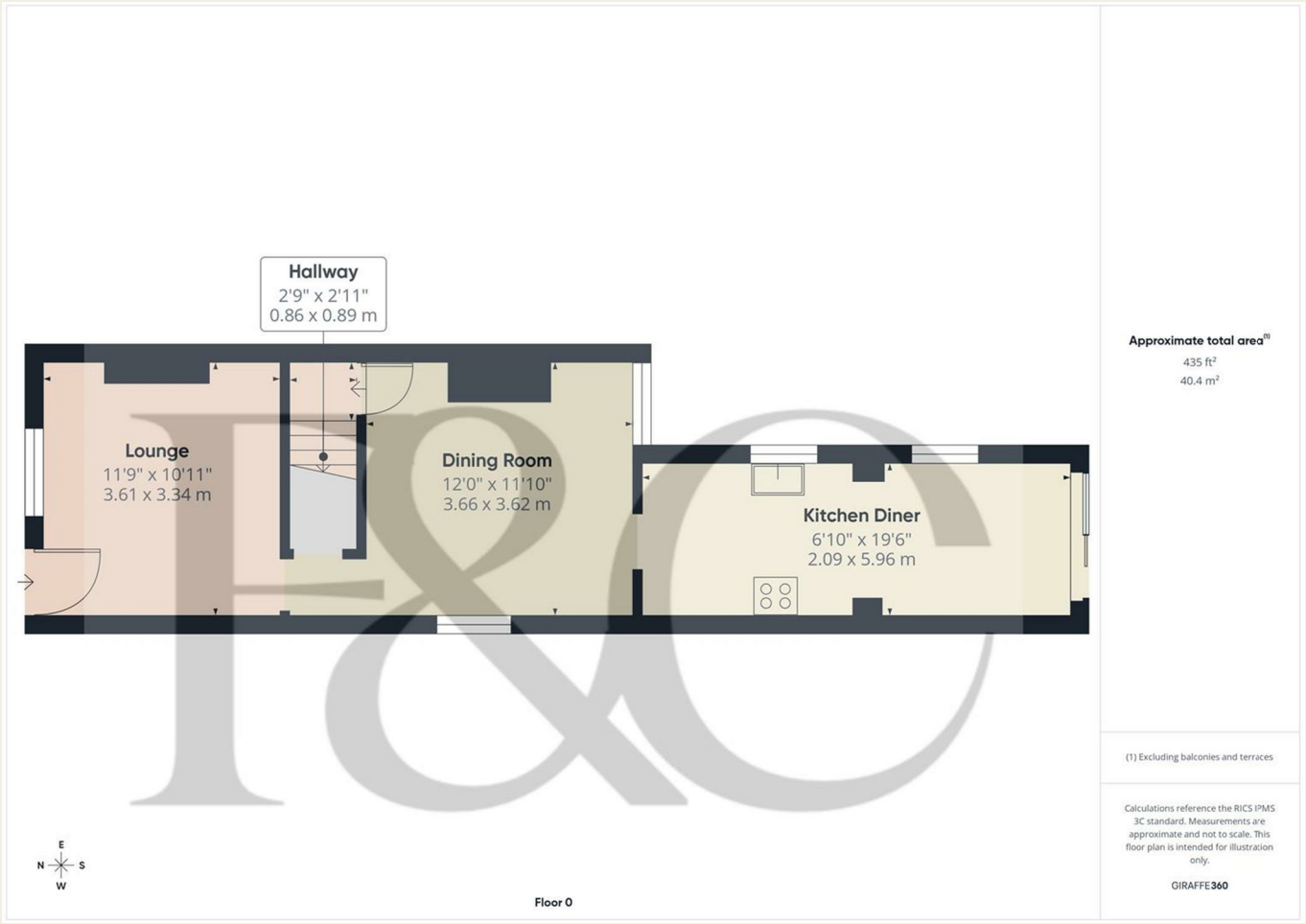

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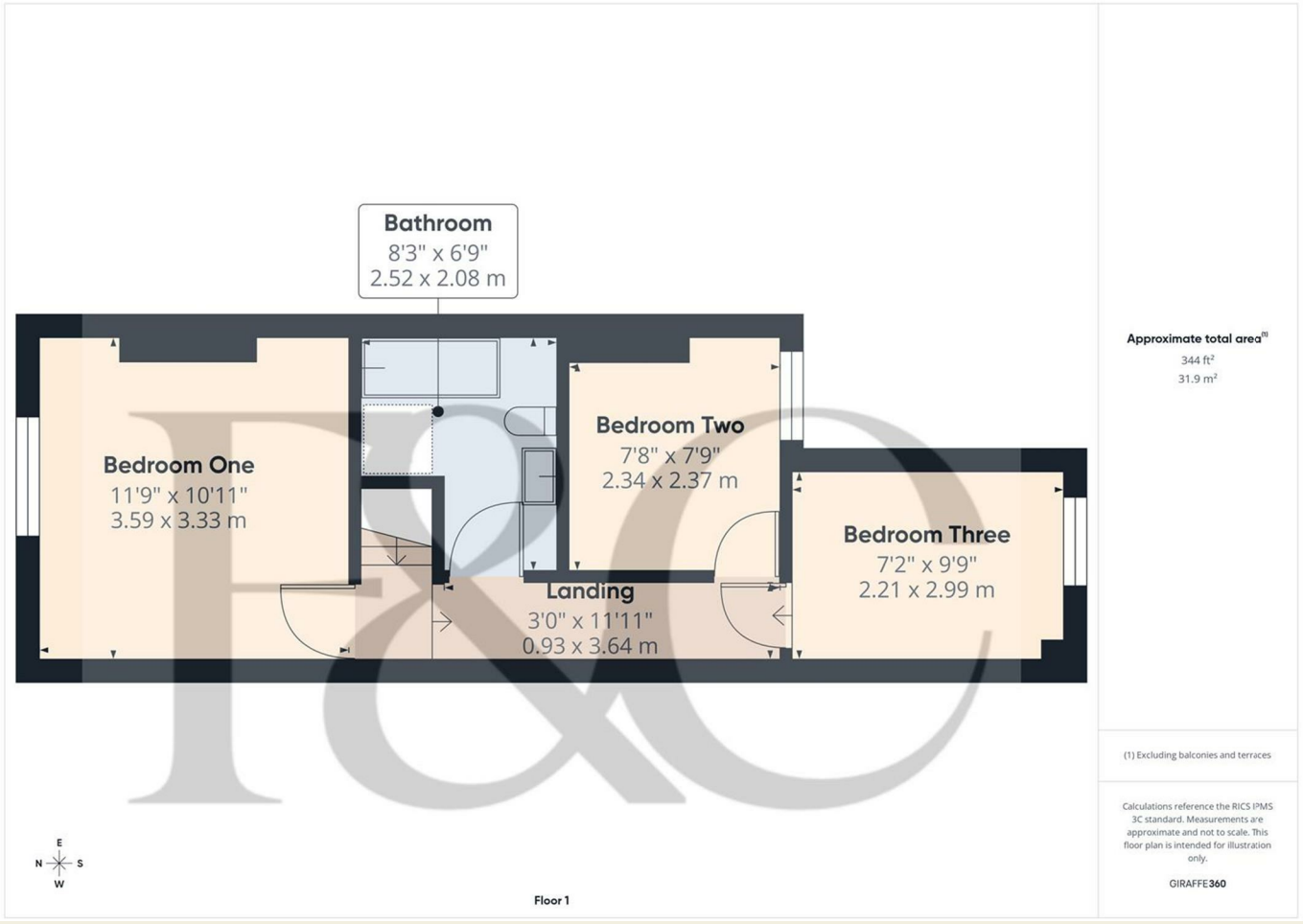
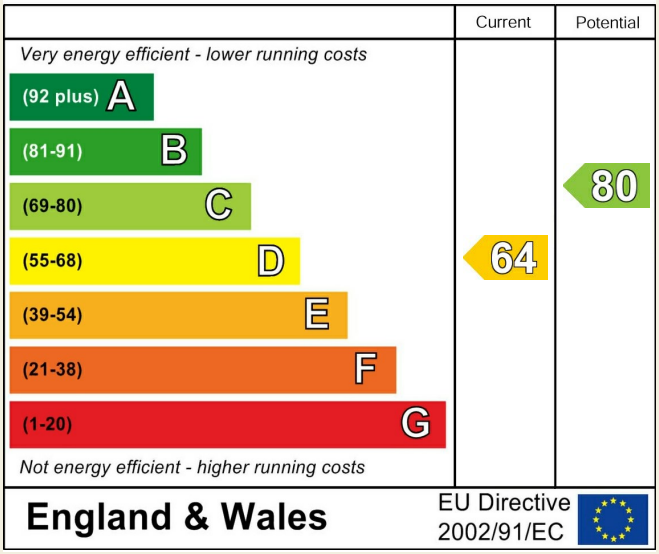
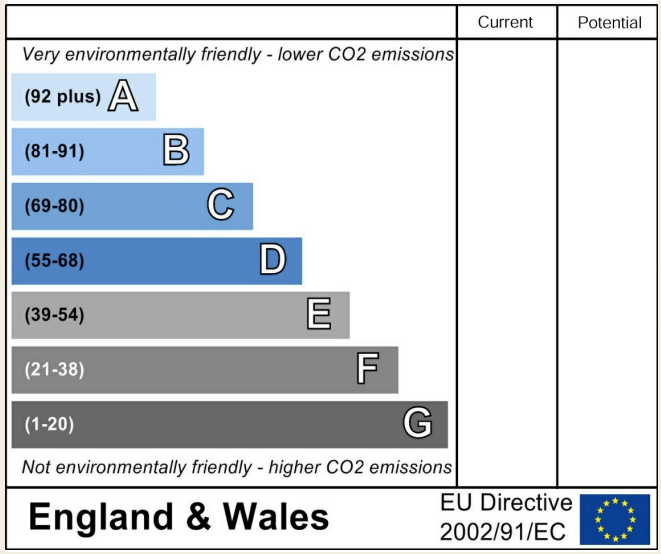


Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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