Fletcher & Company

18 Alstonfield Drive, Allestree, Derby, DE22 2XF

Offers Around £330,000

Freehold

- Stylish Presented Throughout
- Extensive Driveway & Garage
- Beautiful Garden to Rear
- Entrance Hall & Lounge with Feature Fireplace
- Open Plan Dining Kitchen
- Three First Floor Bedrooms & Superbly Appointed Bathroom
- Highly Convenient Location
- Easy Access to Derby City Centre
- Close to Excellent Schooling & Facilities
- Viewing Highly Recommended

Summary

A beautifully presented, three bedroom, modern detached residence occupying a cul-de-sac location in Allestree.

The property is double glazed and gas central heated and features an entrance hall, a lounge with feature fireplace, open dining kitchen, three first floor bedrooms and a superbly appointed bathroom.

To the rear of the property is a fabulous garden featuring three separate seating/entertaining areas plus a well-kept lawn, wonderfully stocked borders and stylish fencing. The property benefits from a recently laid tarmacadem driveway providing off-road parking for multiple vehicles and access to an attached garage.

The Location

The property is located in Allestree, a short distance from Derby City centre and offers easy access to major roads and transport links. Locally, the property is close to Park Farm shopping centre, Lawn and Walter Evans primary schools and Woodlands secondary school.

Accommodation

Ground Floor

Entrance Hall

6'2" x 4'4" (1.90 x 1.33)

A composite entrance door provides access to hallway with wood effect flooring and staircase to first floor.

Lounge

13'7" x 11'9" (4.15 x 3.59)

Featuring a beautiful fireplace with limestone surround and flame effect electric fire, central heating radiator, wood effect flooring, understairs storage cupboard and double glazed and leaded window to front.

Dining Kitchen
14'11" x 10'4" (4.57 x 3.15)

Dining Area
A spacious area with central heating radiator, wood effect flooring and double glazed French doors to garden.

Kitchen Area

Comprising wood grain effect preparation surfaces extending to breakfast bar, matching upstands, stylish fitted base cupboards and drawers, complementary wall mounted cupboards, inset sink unit with mixer tap, induction hob with extractor hood over, built-in double oven, integrated dishwasher and fridge and double glazed French doors to garden.

First Floor Landing

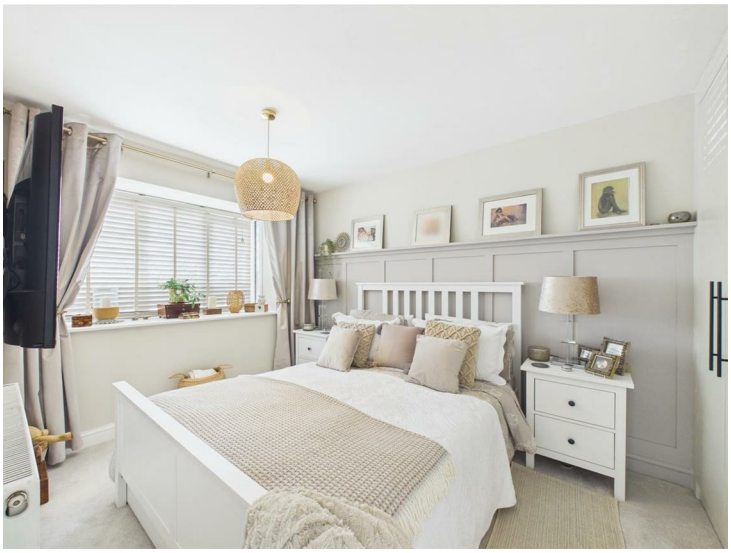
9'6" x 5'11" (2.91 x 1.82)

A semi-galleried landing with feature balustrade, airing cupboard, access to loft space and double glazed and leaded window to side.

Bedroom One

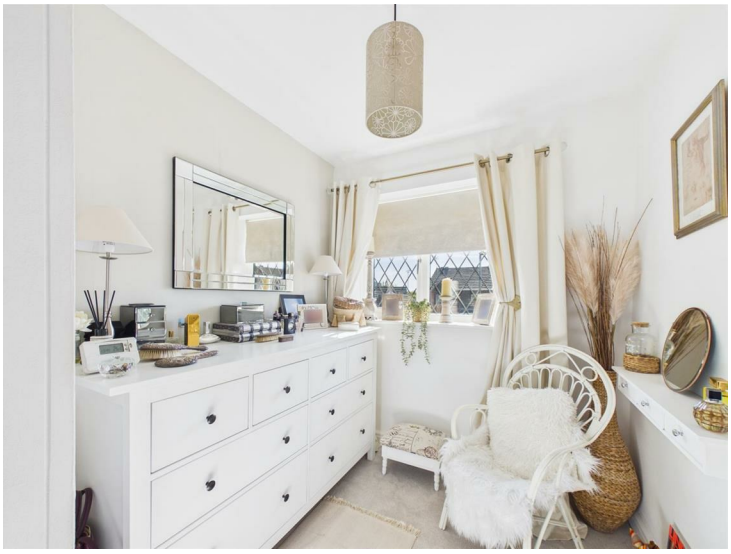
10'9" x 8'3" (3.30 x 2.52)

Having a central heating radiator, feature wood panelled wall, built-in wardrobes and double glazed and leaded window to front.

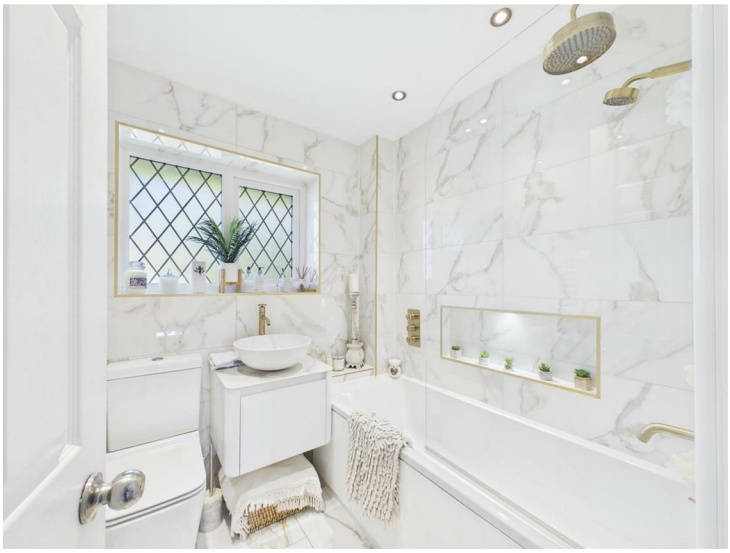


Bedroom Two
9'1" x 8'8" (2.77 x 2.66)
With fitted wardrobe and double glazed and leaded window to rear.

Bedroom Three
7'10" x 6'5" (2.40 x 1.96)
Having a central heating radiator and double glazed and leaded window to front.

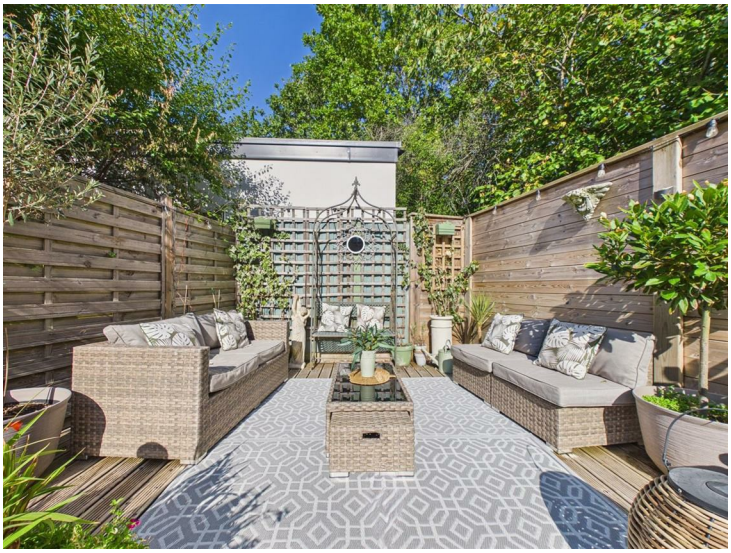


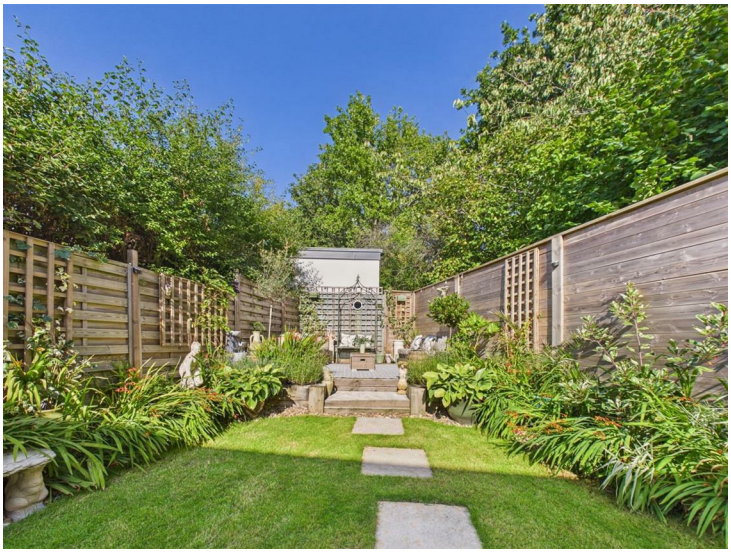
Superbly Appointed Bathroom
6'2" x 5'9" (1.88 x 1.77)
An extremely stylish bathroom appointed with a low flush WC, vanity unit with wash handbasin and storage beneath, bath with shower over, recessed shelving, ladder style radiator and double glazed and leaded window to rear.



Outside

The property is tucked away at the end of a cul-de-sac with a recently laid tarmacadem driveway providing off-road parking for several vehicles and access to an attached single garage. There is side access to the rear garden.
To the rear of the property is a beautiful garden with paved patio area immediately off the dining kitchen. There is a further decked area to the foot of the garden which is ideal for outdoor dining as well as a lawn, well-stocked flower beds/borders and a quality timber fenced boundary. There is a further side patio and rear access to the attached garage.

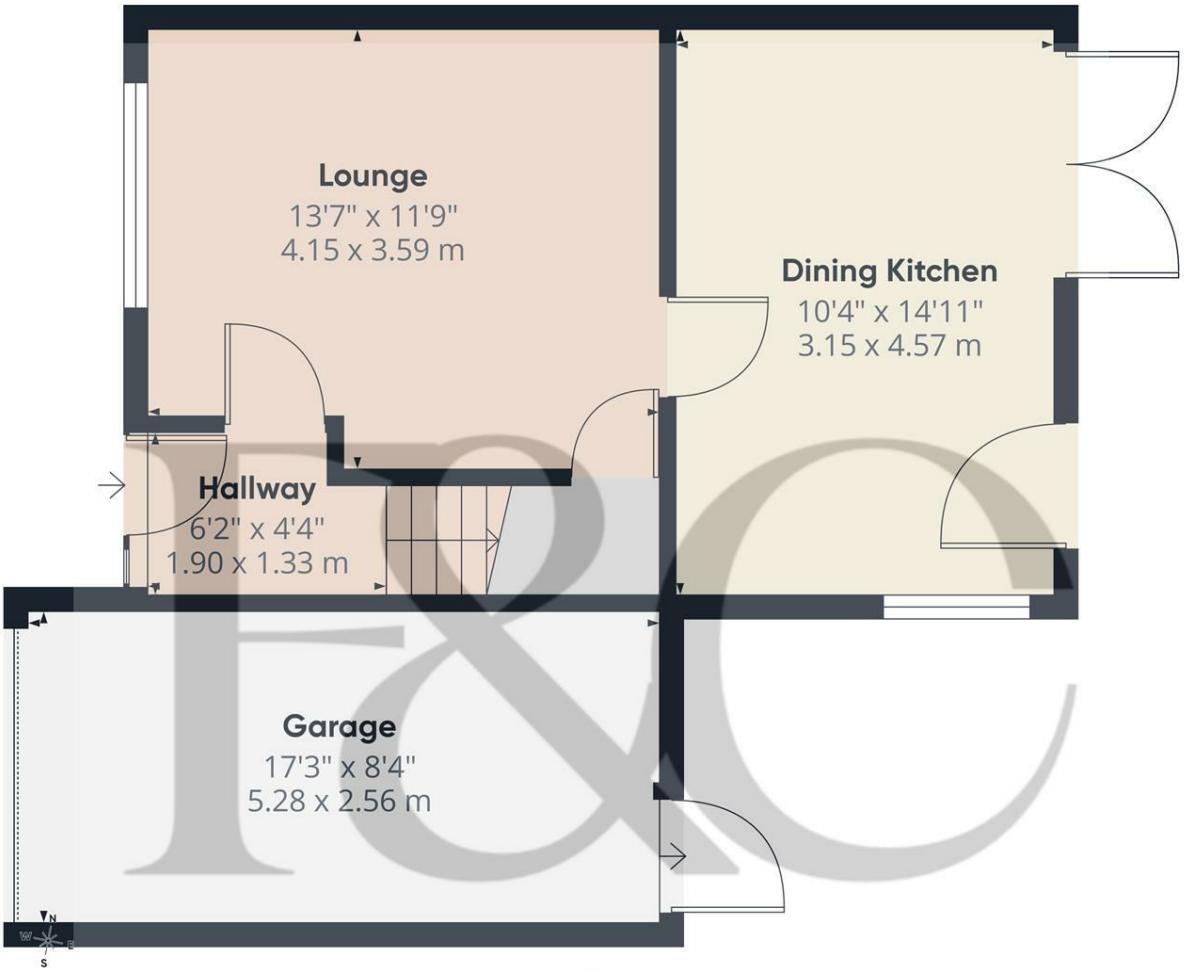




Garage

17'3" x 8'4" (5.28 x 2.56)

Council Tax Band D



Floor 0

Approximate total area(1)

508 ft²

47.3 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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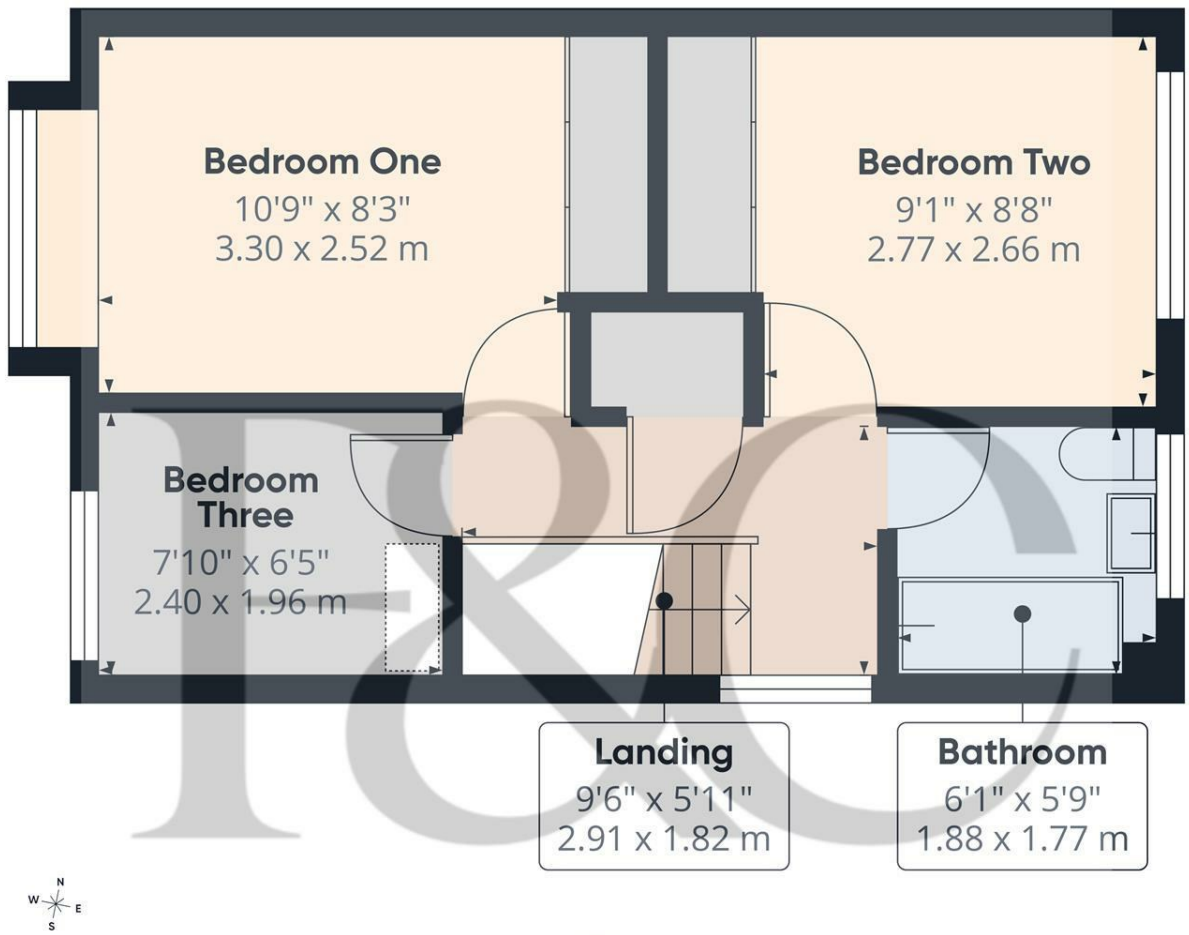

Floor 1

Approximate total area(1)

330 ft²

30.5 m²

(1) Excluding balconies and terraces

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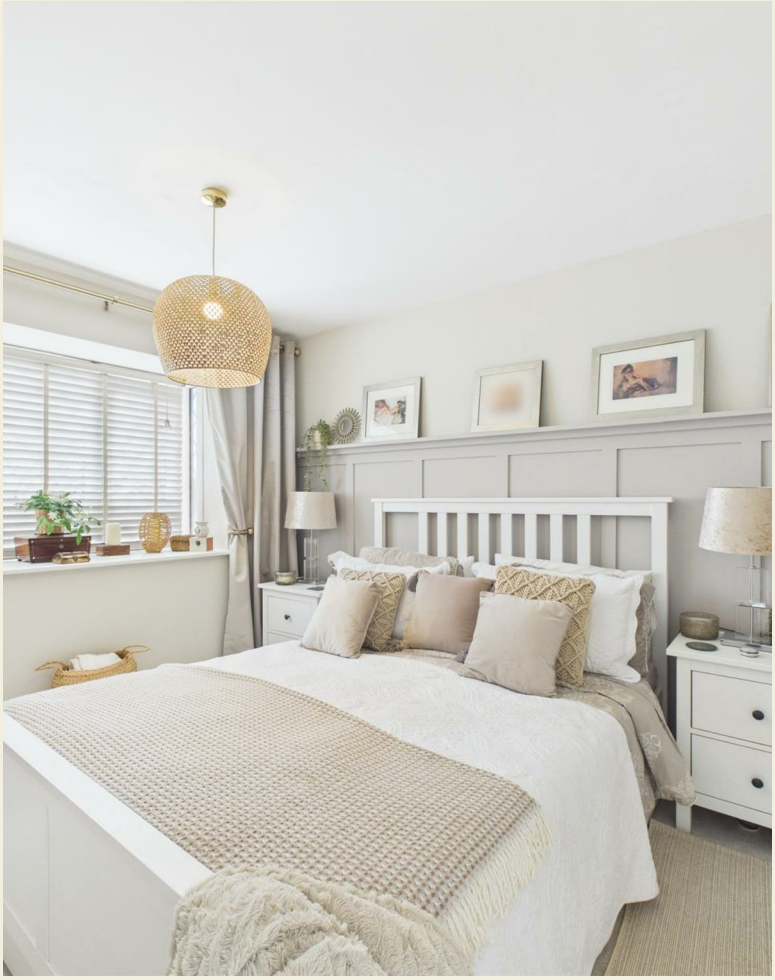

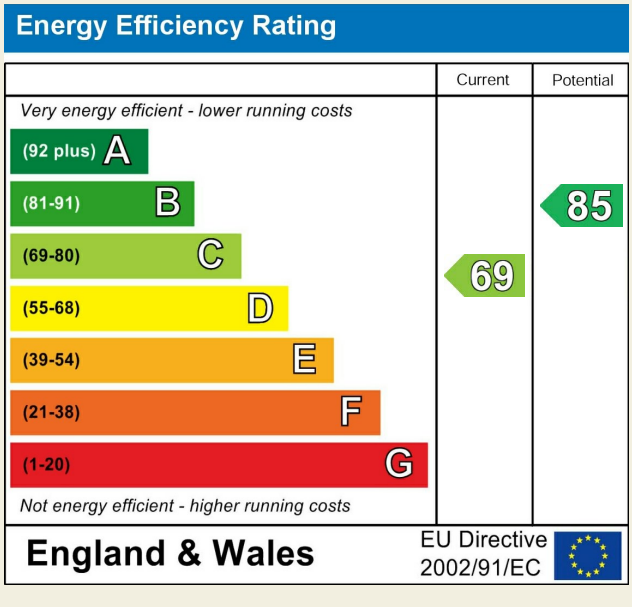

Duffield Office
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office
15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office
3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Nottingham Office
2 Broadway
The Birkin Building
Lace Market
Nottingham
NG1 1PS

01158 222244
nottingham@fletcherandcompany.co.uk

18 Alstonfield Drive
Allestree
Derby
DE22 2XF

Council Tax Band: D
Tenure: Freehold