

# Fletcher & Company

54 West Bank Road, Allestree, Derby, Derbyshire, DE22  
2FZ

Offers Around £399,950

Freehold



- Superb Extended 1930's Style Semi-Detached Home
- Beautifully Presented
- Woodlands School catchment
- Entrance Hallway, WC, Sitting Room, Lounge & Sun Room
- Superb 28ft Extended Living Dining Kitchen & Separate Utility Room
- Three Bedrooms
- Beautiful Period Style Bathroom
- Resin Stone Full Width Driveway
- Delightful Landscaped Rear Garden
- Backs Directly onto Allestree Park







## Summary

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**BACKING ONTO ALLESTREE PARK** - A superb extended semi-detached property of style and character, situated close to the sought after conservation area including St Edmund's Church and backs directly onto Allestree park with its nature reserve and fishing lake. The property offers a superb extended 28ft dining kitchen with beautiful units and range cooker.

We believe the property was built in the 1930's constructed of brick with a pitched tiled roof and the front elevation having an attractive gable appearance revealed by ground and first floor bay windows, matching UPVC double glazed windows, recess storm arched porch and half glazed entrance door.

The property stands in a slightly elevated and prominent position set back from the pavement edge behind a double width stone resin driveway providing car standing spaces for two cars.

An internal inspection will reveal gas central heating and UPVC double glazed living accommodation and in brief comprises, entrance hall, cloakroom wc, lounge, sitting room, conservatory, superb extended living dining kitchen, utility room.

The first floor landing gives access to three bedrooms and a well appointed period style bathroom with roll top bath..

Outside, to the rear of the property, is its private enclosed rear garden, which is laid to lawn with paved and tiled seating areas, gravelled beds and a raised level artificial lawn play area. The garden offers gated access leading directly onto Allestree Park with stunning elevated views.

# F&C



## LOCATION

## THE ACCOMMODATION

### GROUND FLOOR

Entrance through:

#### Open Storm Porch

Having patterned ceramic tiled step with feature brick archway leading through to the beautiful composite period style entrance door with frosted glass insert with leaded effect with full height frosted glass side panel windows and windows above leading into:

#### Entrance Hallway

12'4 x 5'10 (3.76m x 1.78m )

With attractive painted wood panelling to the walls, with patterned ceramic tiled floor and staircase leading through to the first floor landing.



#### Downstairs WC

Fitted with a two piece suite comprising; low level WC, wall mounted ceramic wash hand basin, patterned ceramic tiled floor and lighting.

## Front Sitting Room

12'2 x 10'11 (3.71m x 3.33m)

Having a feature fireplace with brick surround, stone tiled hearth housing a gas cast iron stove style burner with wooden beam above, wooden picture rail, TV and telephone points, curved central heating radiator built into the bay and four UPVC double glazed windows built into the bay window.



### **Extended Lounge**

15'1 x 10'7 into recess (4.60m x 3.23m into recess )

Fitted with an attractive recessed fireplace with painted wood surround, ceramic tiled hearth, bare brick chimney recess, TV point, bespoke built in storage cupboards built into the recess, wooden picture rail, central heating radiator, two wall light points and UPVC double glazed doorway giving access through to:



### **Conservatory/Study Area**

9'5 x 6'11 (2.87m x 2.11m)

Fitted with a bamboo wood floor, central heating radiator, wall mounted curved uplighter, painted wood panelling to the walls, angled polycarbonate roof, UPVC double glazed windows to the rear elevation, single glazed window to the dining kitchen and UPVC double glazed door giving access to the rear garden.

### **Superb Extended Dining Kitchen**

28'0 x 11'2 reducing to 10'6 (8.53m x 3.40m reducing to 3.20m )



### Kitchen Area

Fitted with a range of two tone bespoke handmade solid wood units comprising; base and drawers units with brass handles, white marble work surface over and splashback, Belfast style sink with traditional style mixer tap, solid Oak wood block work surface, Rangemaster dual fuel Range cooked with five ring gas hob, warming plate, double oven, metro style tiled splashbacks and Rangemaster extractor unit over. Integrated appliances include a Bosch dishwasher. Also having Karndean parquet effect grey wood grain finish flooring, three central heating radiators, three Velux double glazed windows, UPVC obscure glazed window to the side elevations, two further UPVC double glazed windows to each side elevation and UPVC double glazed French doors opening out to the rear garden with matching side panel windows. There is a panelled door giving access through to:



### Dining Area



### Utility Room

4'11 x 4'3 (1.50m x 1.30m)

Fitted with wall mounted bespoke timber framed cupboards with brass handles, wood block work surface with low level appliance space and plumbing for the automatic washing machine, wall mounted Glow Worm combination boiler and Karndean parquet effect grey wood grain finish flooring, UPVC wood effect double glazed door giving access through to the front of the driveway, wall mounted electrical fuse box, loft access and storage area.

### FIRST FLOOR



### **Landing**

Having a single glazed feature leaded and stained glass window to the side elevation, painted wood panelling to the walls, loft access, smoke alarm, engineered Oak panelled doors giving access through to all three bedrooms and bathroom.



### **Extended Master Bedroom**

15'2 x 10'10 max (4.62m x 3.30m max )

Having radiator with decorative cover over, TV point and UPVC double glazed window with delightful views over the rear garden and towards Allestree Park.



### Bedroom Two

12'2 into bay x 11'1 into recess (3.71m into bay x 3.38m into recess )

Having curved central heating radiator into the bay, feature tiled fireplace and four UPVC double glazed windows built into the bay window.



### Bedroom Three

6'9 x 6'0 (2.06m x 1.83m)

Having central heating radiator and UPVC double glazed window to the front elevation.





### Beautiful Period Style Bathroom

6'0 x 6'4 (1.83m x 1.93m)

Fitted with a traditional style white ceramic three piece suite comprising; low level WC, pedestal wash hand basin with chrome towel rail, feature roll top bath with claw feet and Victorian style mixer attachment with rain shower above and oval shaped chrome shower curtain rail. Also having metro style tiled splashbacks, attractive patterned ceramic tiled floor, extractor fan, chrome heated towel rail with white inset tubular radiator and UPVC obscure glazed window to the rear elevation.



### OUTSIDE



### Frontage & Driveway

To the front of the property there is a full length resin and stone finished driveway with block paved border. This provides off road car standing for two vehicles.



### Enclosed Rear Garden

The enclosed rear garden has paved area with steps leading onto a raised level gravelled bed with a generous area laid to lawn with raised level planting beds retained by railway sleepers and a further raised level children's play area with artificial grass. The garden is enclosed by a fence panelled boundary with timber gated access to the rear onto Allestree Park. There is also a timber framed shed

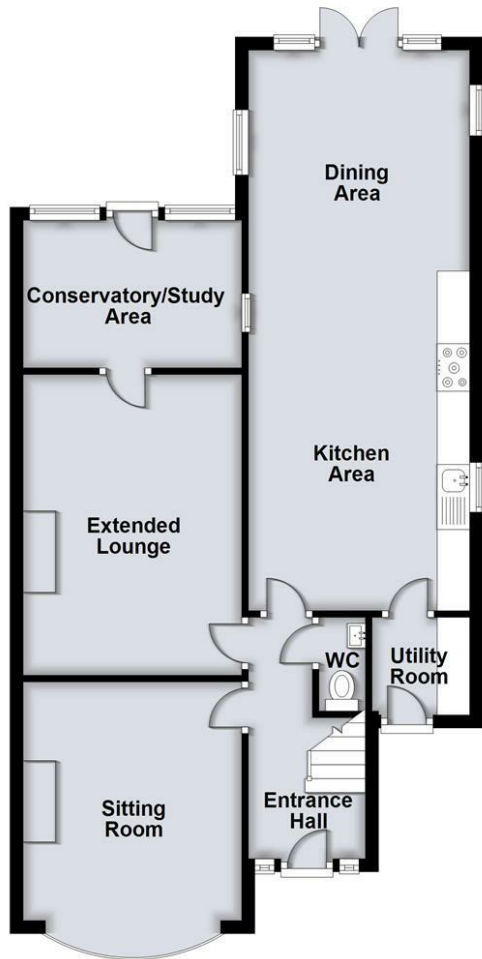


### Gated Access onto Allestree Park

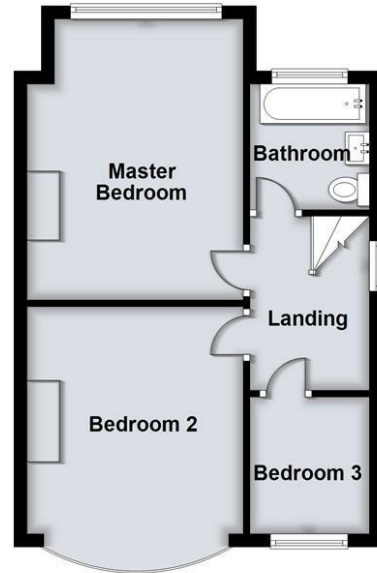




Ground Floor



First Floor





Duffield Office

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Duffield  
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DE56 4GD

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Derby Office

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Pride Park  
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Getting there

54 West Bank Road  
Allestree  
Derby  
Derbyshire  
DE22 2FZ

Council Tax Band: C  
Tenure: Freehold



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	