



5 Bed House - Detached

22 Devonshire Avenue, Allestree, Derby DE22 2AT

Price £499,950 Freehold



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- 1929 Built Extended Bay Fronted Detached Family Home
- Beautifully Maintained
- Over 1600 Square Feet of Accommodation
- Entrance Hallway, WC, Lounge & Separate Dining Room
- Extended Dining Kitchen with Pantry
- Five Bedrooms & Loft Room
- Bathroom, Separate WC & En-Suite WC
- Driveway, Tandem Double Garage & Garden Store
- Mature Gardens & Generous Corner Plot
- No Chain Involved

BEAUTIFUL EXTENDED FAMILY HOME – Offered for sale with no chain, is this most attractive 1929 built, five bedroom detached family home of style and character with tandem double garage, occupying this generous corner plot position within this mature and highly sought after position located between the beautiful Darley Park and Allestree Park.

The accommodation has gas central heating and UPVC double glazing and in brief comprises: extended entrance hallway with staircase leading to the first floor, downstairs WC, lounge with bay window, dining room with French doors leading to the rear garden and extended kitchen with useful pantry.

The first floor landing leads to the spacious master bedroom with fitted en-suite WC, four further bedrooms and family bathroom and separate WC and a boarded loft room with power and light accessed by loft ladder.

Outside the property occupies a generous corner plot with the property being set back behind well maintained gardens to the front with hedgerow boundary and a block paved driveway to the side leading to the detached tandem double garage with adjoining garden store and timber framed garden room. The property offers beautiful mature landscaped gardens that really have to be viewed to be fully appreciated.

LOCATION

Allestree is approximately 3 miles from the City centre and provides an excellent range of local amenities including the noted Park Farm shopping centre and excellent local schools at both Primary and Secondary levels. The property itself is situated close to regular bus services which operate along Duffield Road (A6) and also worthy of note, the property is within walking distance of the noted Park Lane Surgery.

Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park also having a boating and fishing lake, together with Kedleston Golf Course. Darley Park, which is situated close by, offers walks along the River Derwent, café and a spectacular weir with a first class gourmet restaurant known as Darley's.

Excellent transport links are close by with fast access onto the A6, A38, A50 and A52 leading to the M1 motorway. The location is also convenient for Rolls-Royce, University of Derby, Royal Derby hospital, Pride Park and Toyota.

GROUND FLOOR

Entrance through UPVC double glazed doors with matching UPVC double glazed side panel windows and windows above with leaded effect leading into the extended entrance hallway.

Entrance Hallway

16'2" x 17'5" maximum reducing to 9'7" (4.93m x 5.31m maximum reducing to 2.92m)

Having a UPVC double glazed window to the side elevation, central heating radiators, telephone point, smoke alarm, staircase leading through to the first floor landing with open spindles, a solid wood handrail and traditional wood panelled doors that give access through to the downstairs WC, lounge, dining room and dining kitchen.



Downstairs WC

Fitted with a two-piece coloured suite comprising a wall mounted ceramic wash hand basin, low level WC, extractor fan and wood effect vinyl flooring.

Lounge

18'9" into bay x 14' into recess (5.72m into bay x 4.27m into recess)

Fitted with a feature fireplace with stone surrounds, a wooden mantel, slate tiled hearth and back plate with an inset log effect electric fire, central heating radiators, ceiling rose, two UPVC double glazed windows to either side with leaded effect and UPVC double glazed bay window with leaded effect to the front elevation.



Dining Room

13'7" x 12' (4.14m x 3.66m)

Fitted with a tiled fireplace, tiled hearth, back plate and inset coal effect electric fire, central heating radiator, telephone point, two UPVC double glazed leaded windows to the side elevation and UPVC double glazed French doors opening out onto the rear garden with matching side panel windows and window above.



Extended Dining Kitchen

22'6" x 10'5" (6.86m x 3.18m)

Fitted with a range of cream shaker style units with brass and ceramic handles, a roll edge laminated marble effect work surface with matching splash-back, integrated Hotpoint double oven and grill, Hotpoint halogen four ring hob with extractor unit over and acrylic sink drainer unit with mixer tap and ceramic tiled splash-backs. Under-cupboard lighting, fridge and separate freezer, dishwasher, space and plumbing for washing machine, base standing Glow Worm 'hideaway' central heating boiler concealed in base cupboard, UPVC obscure glazed window to the side elevation, UPVC double glazed windows to the side and rear elevation and a composite double glazed door with obscure glazed inserts leading through to the rear garden. A folding door gives access through to:



Pantry

With built-in shelving, cupboards and a UPVC obscure glazed window to the side elevation.

FIRST FLOOR

Landing

Having a central heating radiator, loft access with a retractable aluminium ladder and traditional wood panelled doors giving access through to all five bedrooms, bathroom and separate WC.



Master Bedroom

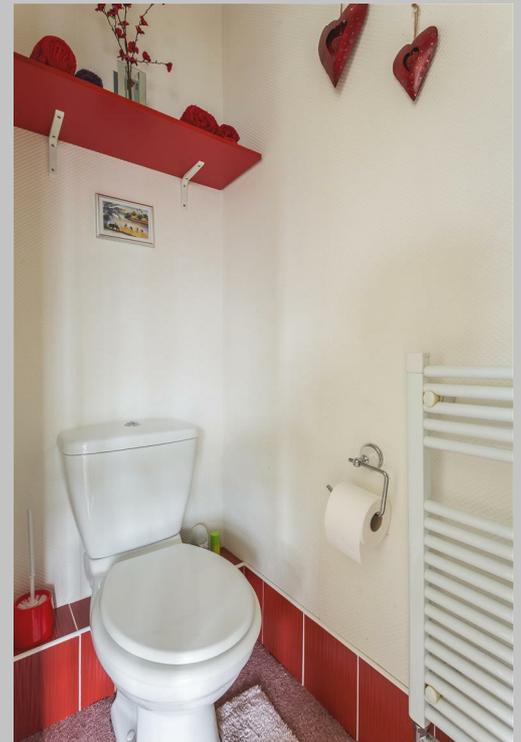
14'11" into bay x 14' into recess (4.55m into bay x 4.27m into recess)
Having built-in wardrobes, dressing table, UPVC double glazed windows to either side elevation with a feature bay window to the front elevation, all leaded, coving to ceiling, ceiling rose and doorway giving access through to an en-suite WC.



En-Suite WC

7' x 2'6" (2.13m x 0.76m)

Fitted with a two-piece suite comprising a low level WC with chrome push button flush, ceramic wash hand basin built into a white high gloss vanity cupboard below, wall mounted mirrored storage cabinet, a white ladder style heated towel rail and extractor fan.



Bedroom Two

13'6" x 11'6" (4.11m x 3.51m)

Having built-in wardrobes with cupboards above, a sink built into a vanity cupboard below, central heating radiator, UPVC double glazed windows to the side and rear elevations and coving to the ceiling.



Bedroom Three

10'6" x 9'9" (3.20m x 2.97m)

Fitted with a built-in sink unit with vanity unit below and built-in drawer, central heating radiator, UPVC double glazed windows to the side and rear elevations and coving to the ceiling.



Bedroom Four

10'11" x 9'6" l-shaped (3.33m x 2.90m l-shaped)

Having built-in wardrobes, built-in desk unit, central heating radiator, wooden dado rail, coving to ceiling and UPVC double glazed leaded windows to the side and front elevations.



Bedroom Five

10'6" x 9'9" (3.20m x 2.97m)

Having built-in wardrobes, built-in sink unit with vanity cupboard below, built-in bed unit with cupboards below, wall mounted cupboards, built-in desk unit, coving to ceiling, central heating radiator and a UPVC double glazed window to the side elevation.



Bathroom

7'6" x 6'9" (2.29m x 2.06m)

Fitted with a two-piece suite comprising a pedestal wash hand basin, tiled in bath with wall mounted electric shower unit over and folding glass shower screen, partial ceramic tiling to the walls, built-in storage cupboards, airing cupboard with hot water cylinder, central heating radiator, directional downlighters, extractor fan and a UPVC obscure glazed window to the side elevation.



Separate WC

Fitted with a low level WC and a PVC obscure glazed window to the side elevation.

Loft Room

16'6" into eaves x 15'11" (5.03m into eaves x 4.85m)

Accessed by an aluminium retractable ladder from the first floor landing is a boarded loft space with skylight window to the rear elevation and built-in shelving units.



OUTSIDE

The property stands on a generous plot with beautifully maintained gardens to the front and rear.

Frontage & Driveway

There is a hedgerow boundary with pathway access through to the front door and side gated access leading through to the enclosed rear garden. To the right hand side of the property there is a block paved driveway leading to the attached brick built tandem double garage. There is also timber gated access to both sides of the garage.

The front garden has an area laid to lawn, well stocked planting beds with hedgerow boundary to the front and side and a brick wall boundary to the right hand side.



Tandem Garage

21'4" x 8'8" (6.50m x 2.64m)

Built of brick construction with double opening timber doors to the front, two side timber access doors, single glazed window, power, lighting and workbench.

Adjoining Brick Built Garden Store

8'6" x 5'4" (2.59m x 1.63m)

Accessed through timber opening doors, with power, lighting, a single glazed window and chest freezer.

Timber Framed Garden Room

10'1" x 8'3" (3.07m x 2.51m)

Having power and lighting, built-in seating with storage beneath, single glazed windows to the side and rear elevations and pedestrian door access.

Enclosed Rear Garden

A generous mature garden plot with a paved patio area, a block paved border, a lawned section to the side and two lawn sections at the rear divided by a paved pathway. There is a further seating area to the rear of the garden and attractive raised planting beds retained by dry stone walls. There is a conifer tree boundary to the left hand side, walled boundary to the rear and to the side. Outside cold water tap. There is gated access to both sides of the property.

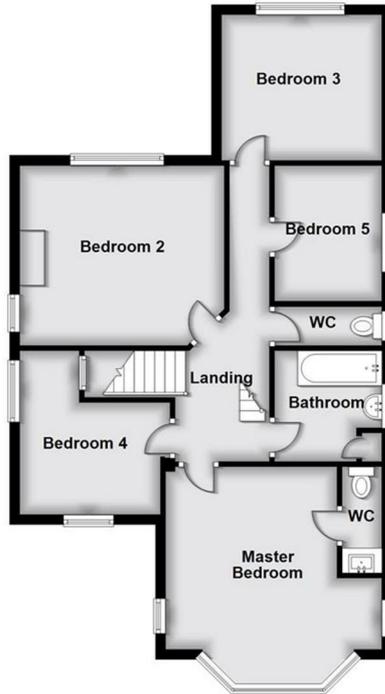


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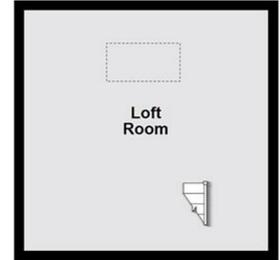
Ground Floor
Approx. 114.8 sq. metres (1235.3 sq. feet)



First Floor
Approx. 72.8 sq. metres (783.7 sq. feet)



Second Floor
Approx. 23.6 sq. metres (254.1 sq. feet)



Total area: approx. 211.2 sq. metres (2273.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan. The measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by any prospective purchaser as a guide to the layout.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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