Fletcher & Company

22 Alton Close, Allestree, Derby, DE22 2LJ

Offers Around £372,000

Freehold

- Quiet Cul-de-Sac Location
- Fully Refurbished
- Spacious & Well-Proportioned
- Spacious Lounge/Dining Room
- Conservatory & Refitted Kitchen
- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms & Bathroom
- Detached Outbuilding Comprising Office/Gym
- Good Sized Driveway to Front & Enclosed Lawn to Rear
- Viewing Recommended

Summary

This is a well-positioned, completely refurbished, three bedroom, extended detached bungalow occupying a quiet position, tucked away at the head of a quiet cul-de-sac in Allestree.

The property is deceptively spacious and requires an internal inspection to appreciate the accommodation on offer. The property is double glazed and gas central heated and comprises entrance hall, spacious lounge/dining room, recently refitted kitchen, conservatory, outdoor office, principal bedroom with en-suite shower room, two further bedrooms and a bathroom.

The property is tucked away at the end of Alton Close, behind a block paved driveway providing ample off-road parking. Please note, there is further space to extend the driveway if required.
To the rear of the property is an enclosed garden featuring a lawn surrounded by wood edged, picket fenced borders, patio area and timber fencing. There is a useful carport and the aforementioned outdoor office/potential gym.

The Location

The property's location is convenient for a fabulous range of amenities including Park Farm shopping centre, Blenheim Parade shops, Woodlands secondary school, Portway primary school, Allestree Park and lake as well as Markeaton Park and Darley Park. There is a regular bus service into Derby City centre.

Accommodation

Entrance Hall

11'8" x 3'9" (3.57 x 1.15)

A UPVC double glazed entrance door provides access to spacious, L-shaped entrance hall. Your attention is drawn to the stylish oak internal doors. There is a useful cloak cupboard, recessed ceiling spotlighting and access to loft space.

Lounge/Dining Room

17'10" x 14'10" (5.46 x 4.54)

Lounge Area
Having a central heating radiator and recessed ceiling spotlighting.

Dining Area
With central heating radiator, recessed ceiling spotlighting and sliding patio door to conservatory.

Conservatory
9'0" x 8'4" (2.75 x 2.56)
A UPVC construction with door to garden.

Principal Bedroom

15'3" x 14'11" (4.65 x 4.56)

With central heating radiator, recessed ceiling spotlighting, double glazed window to rear and door to superbly appointed en-suite shower room.

Newly Fitted Kitchen

15'11" x 7'2" (4.86 x 2.20)

Comprising U-shaped preparation surfaces with matching upstands, inset sink unit with mixer tap, stylish fitted base cupboards and drawers, complementary wall mounted cupboards, electric hob with extractor hood over, built-in double oven with grill, integrated dishwasher and washing machine, appliance space suitable for fridge freezer, recessed ceiling spotlighting, double glazed window to front and UPVC double glazed door to side.

En-Suite Shower Room

6'2" x 5'1" (1.88 x 1.57)

Appointed with a low flush WC, vanity unit with wash handbasin and storage beneath, spacious walk-in shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to side.

Bedroom Two
11'8" x 9'10" (3.58 x 3.01)
Having a central heating radiator and double glazed window to front.

Bedroom Three
8'5" x 6'4" (2.57 x 1.95)
With central heating radiator, fitted wardrobe and double glazed window to front.

Well-Appointed Bathroom
8'2" x 4'7" (2.51 x 1.40)
Fully tiled and appointed with a low flush WC, vanity unit with wash handbasin and storage beneath, panelled bath with shower over, chrome towel radiator, recessed ceiling spotlighting and double glazed window to front.

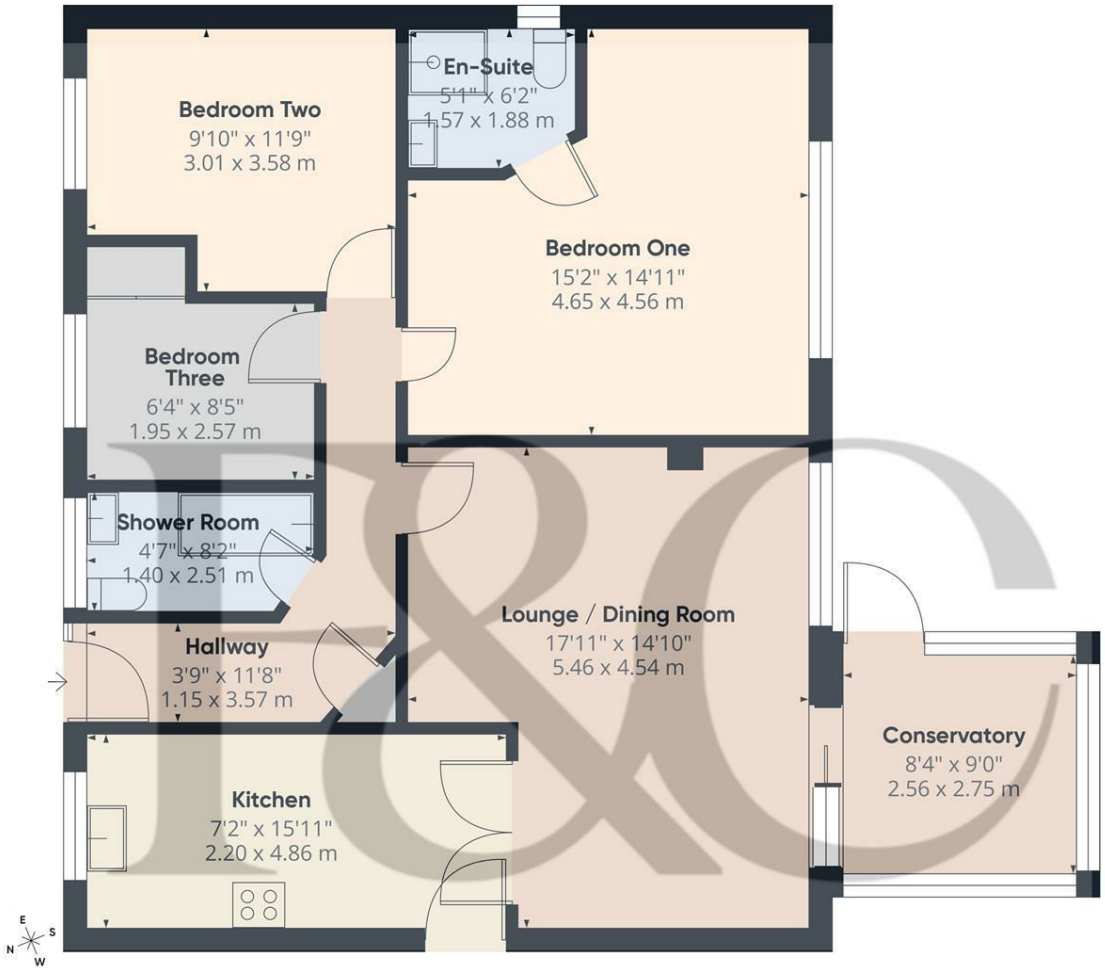
Outside

The property occupies a sizeable plot at the end of Alton Close with block paved driveway providing ample off-road parking and access to a carport. Beyond this is a detached outbuilding which serves as a home office/gym. To the rear of the property is an enclosed lawn with wood edged borders containing plants and shrubs, picket fencing boundary and patio area.

Office

14'1" x 7'3" (4.31 x 2.23)

Council Tax Band D



Approximate total area(1)

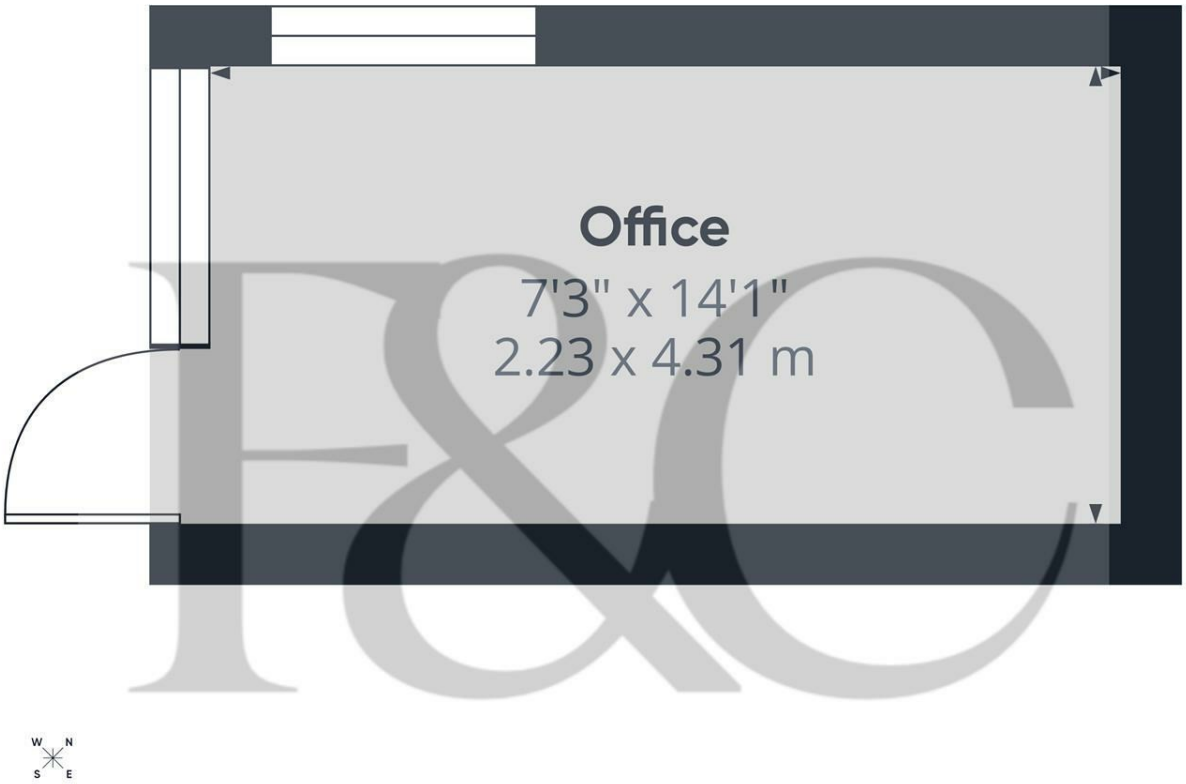
946 ft²

88 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.

GIRAFFE360



Approximate total area(1)

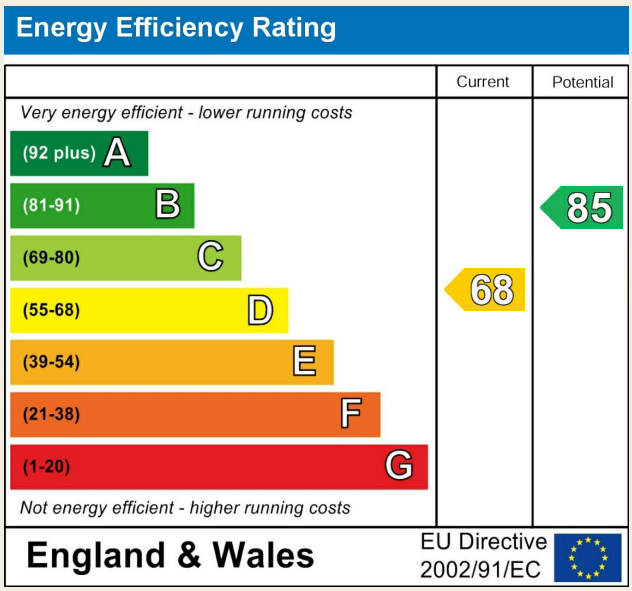
104 ft²

9.7 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.

GIRAFFE360



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

22 Alton Close
Allestree
Derby
DE22 2LJ

Council Tax Band: D
Tenure: Freehold