Fletcher & Company

5 Osiers Close, Allestree, Derby, DE22 2TB

Offers Around £410,000

Freehold

- Double Glazed & Gas Central Heated
- No Upward Chain
- Porch, Entrance Hall & Fitted Guest Cloakroom
- Lounge, Dining Room & Conservatory
- Breakfast Kitchen & Utility
- Master Bedroom with En-Suite
- Three Further Bedrooms & Bathroom
- Pleasant Rear Garden
- Double Width Driveway & Garage

Summary

A superbly presented, four bedroom, detached residence occupying a prime residential location just off Kedleston Road in popular Allestree.

This is a superbly presented, four bedroom, detached residence, sold with the benefit of no upper chain and occupying a popular residential location. The property is double glazed and gas central heated with porch, entrance hall with fitted guest cloakroom, lounge with feature fireplace, separate dining room, good sized conservatory, breakfast kitchen with integrated appliances and utility room. The first floor landing leads to a master bedroom with en-suite shower room, three further bedrooms and bathroom with four piece suite. Please note all bedrooms feature fitted wardrobes and the property has been completely redecorated and carpets professionally cleaned in preparation for sale.

The property is set back behind artificial lawn with double width driveway giving access to an integral garage. To the rear is an enclosed lawned garden with well-stocked borders, patio, raised decked seating area with summerhouse and useful storage to the side of the property.

The Location

The property's location just off Kedleston Road gives easy access to the impressive Markeaton Park, a regular bus service into Derby City centre, with close proximity to an excellent range of amenities including Park Farm shopping centre, excellent schooling with a choice of three primary schools within easy reach and Woodlands secondary school. The property is also close to A38 and A52.

Accommodation

Ground Floor

Porch

5'8" x 3'2" (1.75 x 0.97)

A double glazed entrance door with matching sidelights provides access to porch with quarry tiled floor and door to entrance hall.

Entrance Hall

13'5" x 6'2" (4.09 x 1.88)

With central heating radiator, decorative coving, fully functioning and serviced alarm and staircase to first floor.

Fitted Guest Cloakroom

5'0" x 2'11" (1.53 x 0.91)

With low flush WC, pedestal wash handbasin, tiled surrounds and central heating radiator.

Lounge

15'3" x 10'6" (4.66 x 3.21)

With feature fireplace with decorative wooden surround, marble hearth interior and living flame fitted gas fire, two central heating radiators, TV aerial point, decorative coving and double glazed cant bay window to front.

Dining Room

8'10" x 8'7" (2.71 x 2.62)

With central heating radiator, decorative coving and double glazed sliding patio doors to conservatory.

Conservatory
11'0" x 8'4" (3.37 x 2.56)
A brick based and double glazed construction with French doors to garden and ceiling mounted fan.

Breakfast Kitchen
12'0" x 9'0" (3.68 x 2.75)
A breakfast kitchen with L-shaped preparation surface, tiled surrounds, inset one and a quarter stainless steel sink unit, maple effect fitted base cupboards and drawers, complimentary wall mounted cupboards, inset four plate Neff electric hob with extractor hood over, built-in double oven with grill, integrated fridge and dishwasher, central heating radiator, recessed ceiling spotlighting and double glazed window to rear.

Utility
5'5" x 5'3" (1.67 x 1.61)
With central heating radiator, inset stainless steel sink unit, fitted base cupboard, plumbing for automatic washing machine, floor to ceiling larder cupboard, wall mounted cupboard housing the central heating boiler and double glazed door to rear.

First Floor Landing
14'11" x 2'9" (4.55 x 0.85)
A semi-galleried landing with central heating radiator, decorative coving, dado rail, useful laundry cupboard and access to loft space.

Loft Space
Accessed via a pull down ladder with insulation, boarding and lighting.

Master Bedroom

10'5" x 9'6" (3.20 x 2.90)

With central heating radiator, telephone jack point, decorative coving, built-in wardrobes and double glazed window to front.

En-Suite
6'10" x 2'8" (2.09 x 0.82)
Partly tiled with a low flush WC, pedestal wash handbasin, shower cubicle with Triton shower, central heating radiator, shaver point, extractor fan and double glazed window to side.

Bedroom Two

15'2" x 11'10" (4.64 x 3.63)

With two central heating radiators, built-in wardrobes, recessed ceiling spotlighting and two double glazed windows to front.

Bedroom Three
9'4" x 7'0" (2.85 x 2.14)
With central heating radiator, built-in wardrobes, telephone jack point and double glazed window to rear.

Bedroom Four
10'1" x 6'4" (3.08 x 1.94)
With central heating radiator, built-in wardrobes, telephone jack point and double glazed window to rear.

Bathroom

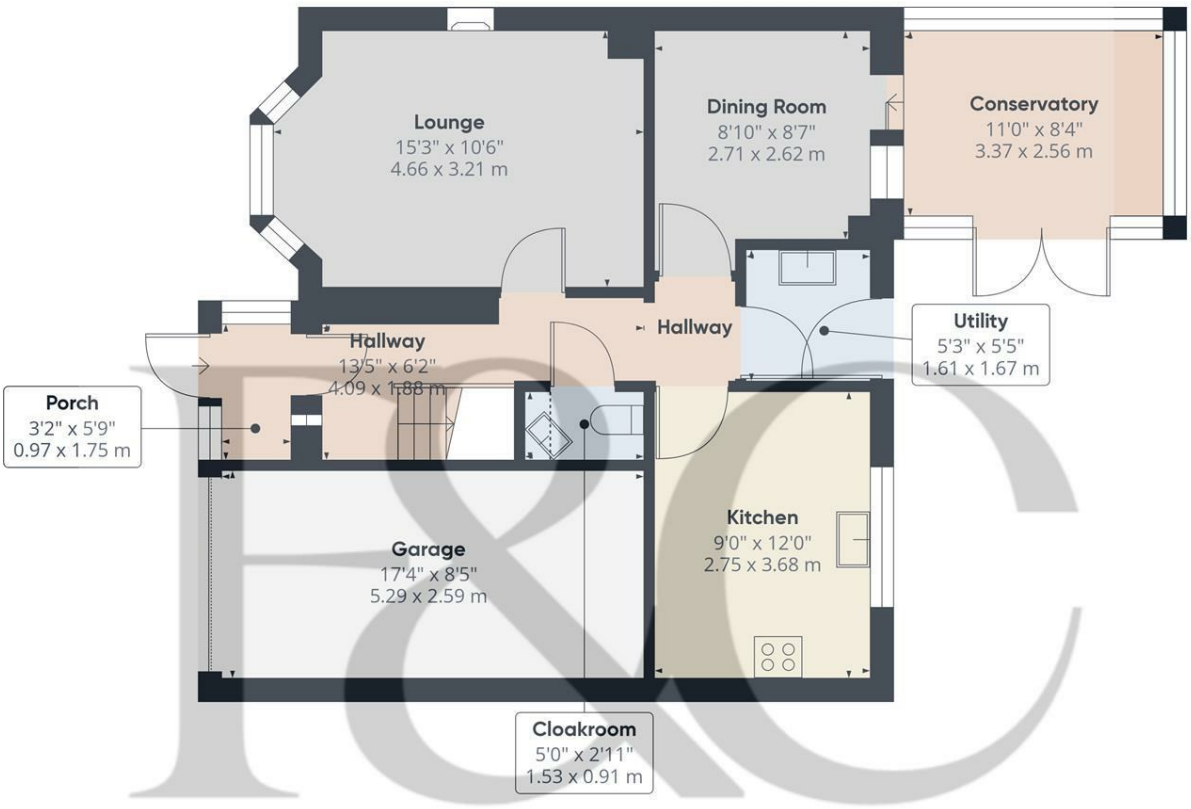
7'0" x 6'3" (2.14 x 1.91)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath, separate shower cubicle with Triton shower, central heating radiator, shaver point, extractor fan and double glazed window to rear.

Outside

To the rear of the property is a pleasant garden incorporating patio, lawn, well-stocked borders, decked seating area with summerhouse, useful storage to side and access to front via gated entrance.
To the front of the property is a low maintenance, artificial lawn with double width driveway and integral garage with up and over door with lighting.

Council Tax Band E



Floor 0

Approximate total area(1)

749.28 ft²
69.61 m²

Reduced headroom

2.9 ft²
0.27 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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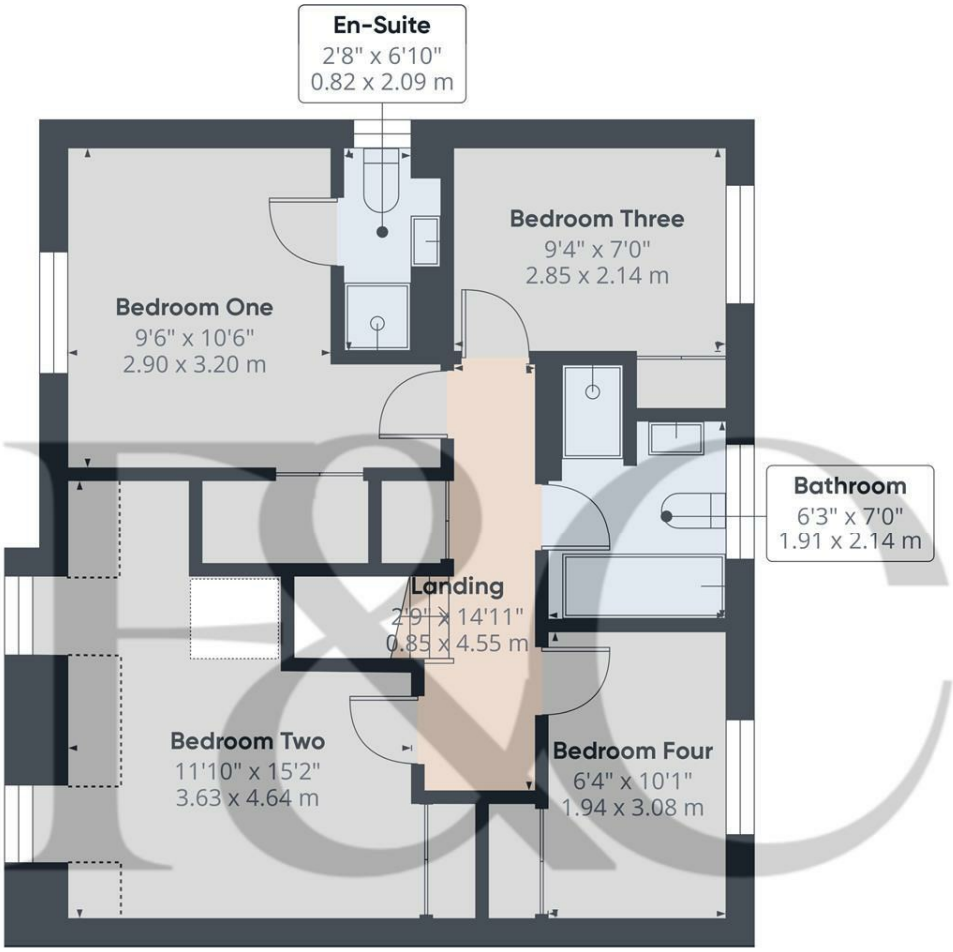

Floor 1

Approximate total area(1)

552.09 ft²
51.29 m²

Reduced headroom

15.96 ft²
1.48 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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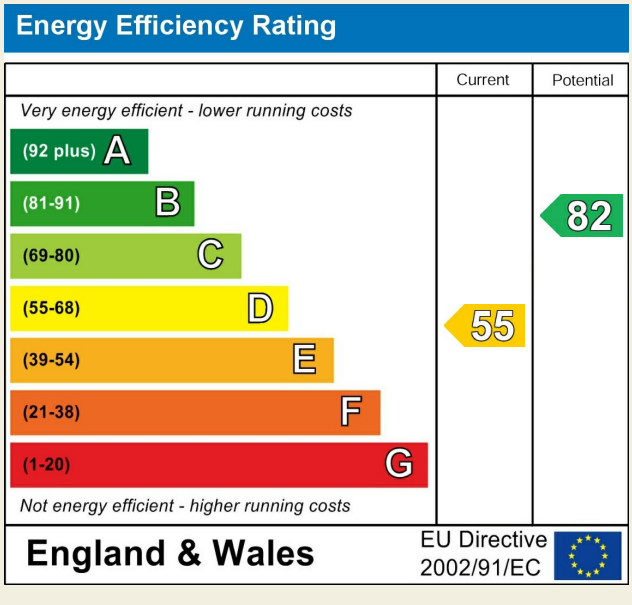

Duffield Office
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

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

5 Osiers Close
Allestree
Derby
DE22 2TB

Council Tax Band: E
Tenure: Freehold