

20 Abbey Hill Road, Allestree, Derby, DE22 2PS

£375,000

Freehold



- Extended Three Bedroom Detached Family Home
- Sought-After Residential Location In Allestree
- Spacious Open-Plan Living Kitchen With Island
- Bright Bay-Fronted Lounge
- Ground Floor Cloakroom
- Modern Family Bathroom
- Raised Decked Entertaining Area With Glass Balustrade
- Garden Room With Power Supply
- Generous Driveway Providing Ample Off-Road Parking
- NO UPPER CHAIN!





Summary

Situated in the highly sought-after suburb of Allestree, this beautifully presented and extended three-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living. The property features a welcoming entrance hall, a convenient ground-floor cloakroom, a bright bay-fronted lounge, and an impressive open-plan living kitchen with French doors opening onto the rear garden.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. Outside, the property benefits from a raised decked seating area with glass balustrade, a lawned garden, a garden room with power, and a generous driveway providing ample off-road parking.

Allestree is one of Derby's most desirable residential areas, renowned for its excellent schooling, abundance of green spaces, and strong community feel. The area is home to the impressive Allestree Park, Derby's largest public open space, offering woodland walks, lakes, nature trails and stunning views across the Derwent Valley. and Kedleston Hall. a family home in one of Derby's most popular locations.

This property is being sold with no upper chain.

F&C

The Location

Situated On Abbey Hill Road In The Highly Desirable Area Of Allestree, Derby, This Property Enjoys A Convenient Position Close To A Wide Range Of Local Amenities Including Shops, Supermarkets, Cafés And Well-Regarded Schools. Both Allestree Park And Markeaton Park Are Within Walking Distance, offering excellent opportunities for leisure activities, family days out and scenic walks. The Area Is Renowned For Its Attractive Green Spaces, While Derby City Centre Is Easily Accessible. Excellent Transport Links Via The A38, A50 And M1 Provide Convenient Connections Across The Region, Making This An Ideal Location For Commuters.

Accommodation

Entrance Hallway

14'11" x 6'4" (4.56 x 1.95)

Double-glazed front door with double-glazed side panels providing access to the entrance hall. Radiator, staircase rising to the first floor, and understairs storage cupboard.

Cloakroom

5'2" x 2'4" (1.59 x 0.73)

Low-level WC, wash hand basin, and double-glazed window to the side.

Lounge

15'0" x 11'5" (4.58 x 3.50)

Radiator and double-glazed bay window to the front.



Open-Plan Living Space

17'11" x 18'0" (5.47 x 5.49)

A spacious extended open-plan living and dining area with radiator, spotlights, and double-glazed French doors opening onto the rear garden.



Kitchen Area

Fitted with granite-effect worktops incorporating an island and breakfast bar, gloss-finish base units and wall-mounted cupboards. Inset stainless steel sink unit, inset electric hob and oven with extractor hood over, integrated fridge freezer, dishwasher, and washing machine. Spotlights, double-glazed windows to the rear and side, and two double-glazed Velux windows.



First Floor Landing

Access to loft space and double-glazed window to the side.

Bedroom One

12'2" x 11'6" (3.71 x 3.53)

Radiator and double-glazed window to the front.



Bedroom Two

11'5" x 9'10" (3.48 x 3.00)

Radiator and double-glazed window to the rear.



Bedroom Three

8'1" x 8'2" (2.47 x 2.49)

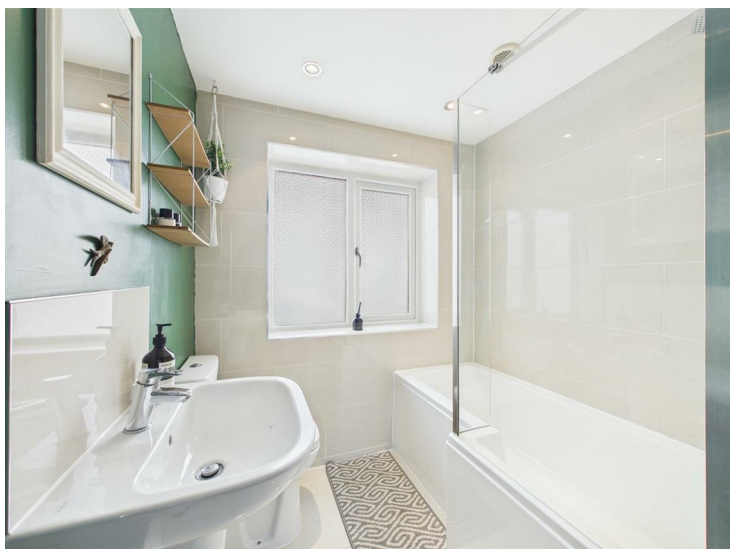
Radiator and double-glazed window to the rear.



Bathroom

5'4" x 6'4" (1.65 x 1.95)

Low-level WC, semi-pedestal wash hand basin, panelled bath with shower over, chrome heated towel rail, and double-glazed window to the front.

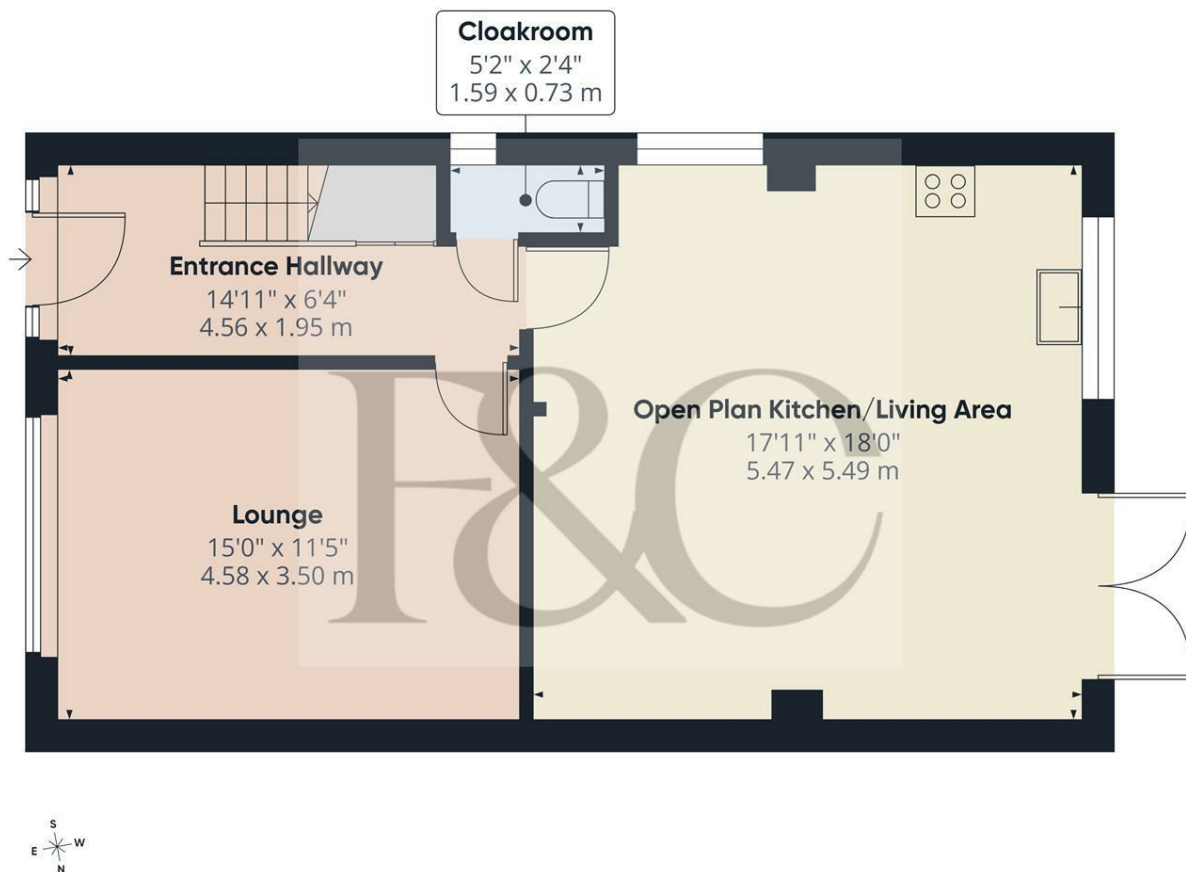


Outside

The property benefits from a raised decked seating area with a feature glass balustrade. Steps lead down to the lawned garden, which includes a garden room with power. To the front, there is a good-sized driveway providing ample off-road parking.



Council Tax Band D



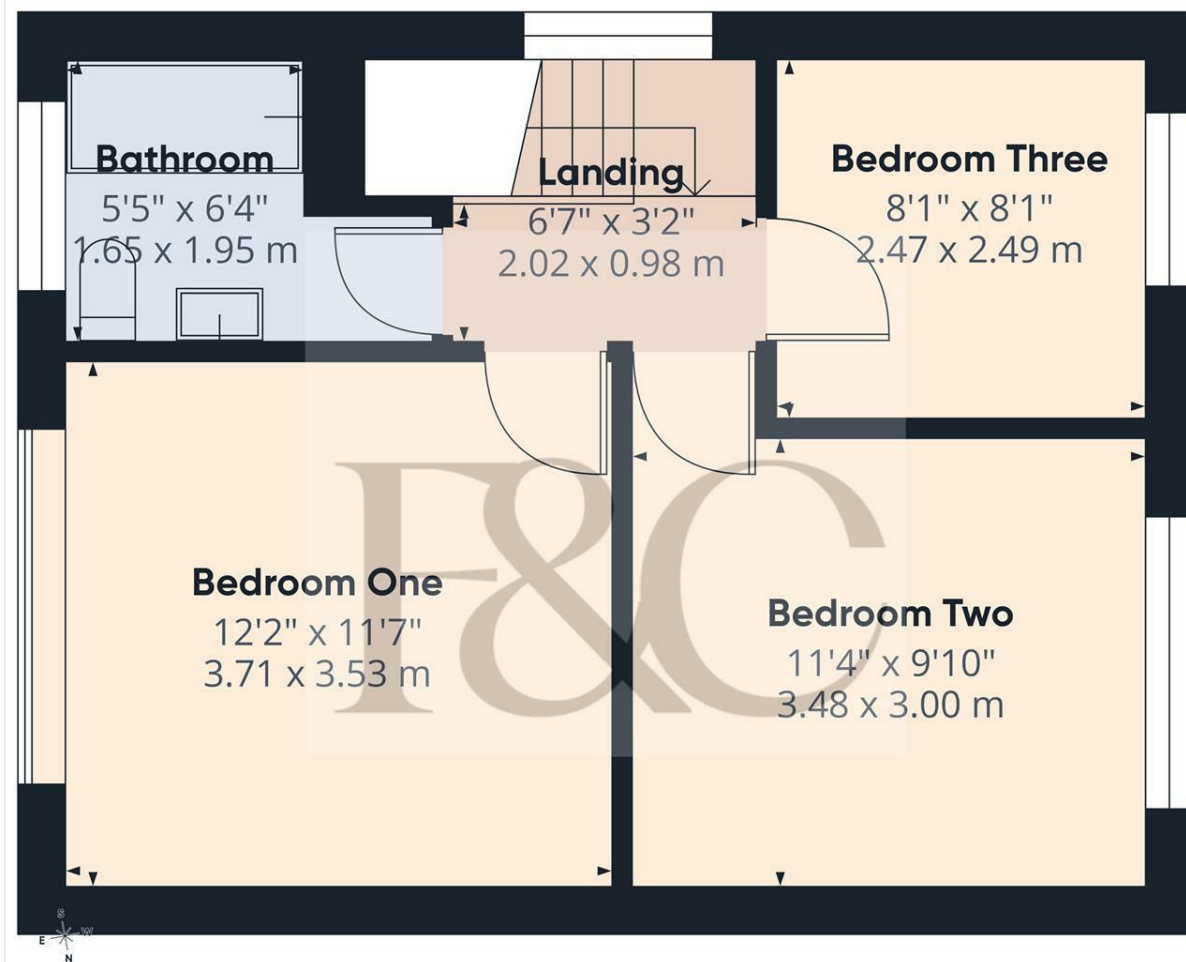
Floor 0 Building 1

Approximate total area^m
599 ft²
55.7 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.

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Floor 1 Building 1

Approximate total area^m
406 ft²
37.6 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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Energy Efficiency Rating

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

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Council Tax Band: D
Tenure: Freehold

