



### 3 Bed Bungalow - Detached

108 Laburnum Crescent, Allestree, Derby DE22 2GT  
Offers In The Region Of £270,000 Freehold



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- Spacious Extended Detached Bungalow
- Requires Modernisation & Cosmetic Updaing
- Over 1200 Square of Living Accommodation
- Entrance Hallway, Spacious Lounge & Dining Room
- Fitted Kitchen, Separate Utility Room & Cloakroom WC
- Three Bedrooms & Bathroom
- Master Bedroom with Dressing Area & Shower
- Generous Frontage, Driveway & Two Garages
- Private Landscaped Rear Garden
- No Chain Involved

SPACIOUS EXTENDED BUNGALOW WITH TWO GARAGES - A most deceptive, substantially extended three bedroom detached bungalow offering over 1200 square feet of living accommodation and occupying this ever popular location close to local shops and amenities. This property offers spacious and versatile accommodation, offering exciting potential for improvement or re-modelling.

The property has the benefit of gas central heating, double glazing and in brief comprises: entrance hallway, spacious lounge with open plan access to a dining area, fitted kitchen, utility room, cloakroom wc, spacious extended master bedroom with dressing area, shower and wash hand basin, double bedroom two, single bedroom three and bathroom.

Outside, the property has a generous frontage with large driveway leading to the the single attached garage with roll up door this garage also had rear garage door leading to a continuation of the driveway leading to a further detached brick built garage.

There is a generous landscaped private and enclosed rear garden with resin stone finish patio seating area and raised level lawn with shrubbed borders.

An internal inspection is strongly advised in order to fully appreciate this most deceptively spacious bungalow that offers exciting potential.

## LOCATION

Allestree is a very popular residential suburb of Derby approximately three miles from the City centre and provides an excellent range of local amenities including the noted Park Farm shopping centre.

There are excellent local schools at all levels with the property falling within the catchment area for the noted Woodlands School Catchment which is located just a few minutes walk away.

There are regular bus services to Derby City Centre and Local recreational facilities include Woodlands Tennis Club, Allestree Park with its golf course and fishing lake and Markeaton Park also having a boating and fishing lake together with Kedleston Golf Course.

There is easy access onto the A38 leading to the A50 and M1 motorway. The location is convenient for the University of Derby, Rolls-Royce, Royal Derby Hospital and Toyota

## THE ACCOMMODATION

### GROUND FLOOR

Entrance through composite double glazed door with obscure glazed centre panel with leaded effect into:

#### Entrance Porch

Stone built porch with obscure single glazed windows to the front and side elevations, hardwood framed single glazed panelled doorway with matching side panel window leading through to:

#### 'L' Shaped Entrance Hallway

12'7 x 12'6 (3.84m x 3.81m)

Having central heating radiator, airing cupboard with access to the hot water cylinder, sliding obscure glass panelled doorway giving access through to the kitchen. Further doors give access through to all three bedrooms and bathroom and lounge.

## Kitchen

14'3 max x 7'0 (4.34m max x 2.13m )

Fitted with a range of matching wall, base and drawer units with roll edge laminated work surface over, ceramic tiled splashbacks, integrated AEG electric double oven and grill, Creda four ring gas hob, double stainless steel sink, ceramic tiled floor, central heating radiator, feature glass brick windows to the side elevation, aluminium double glazed window to the front elevation and obscure double glazed doorway leading to the side pathway. A sliding door gives access through to:



## Spacious Lounge

16'11 x 14'0 (5.16m x 4.27m)

Having fireplace with green slate hearth, back plate and electric pebble effect fire with wooden mantle. Also having TV and telephone point, coving to ceiling, two central heating radiators, open archway access leading through to:



### Dining Room

12'1 x 9'1 (3.68m x 2.77m)

Having UPVC double glazed window to the rear elevation, two central heating radiators, feature pine clad walls, two wall light points, two skylight windows and obscure glazed doorway gives access through to:



### Utility Room

11'10 x 7'9 (3.61m x 2.36m )

Having built in timber framed storage cupboards, aluminium double glazed sliding patio door giving access to the rear garden, UPVC double glazed door, open archway access leading through to:



### Inner Lobby

With plumbing for automatic washing machine, wall mounted storage cupboard, obscure glazed doorway giving access through to:

### Separate WC

Fitted with a two piece grey suite comprising; low level WC and wall mounted wash hand basin with ceramic tiled splashbacks. Also having central heating radiator and obscure wood unit double glazed window to the front elevation.

### Master Bedroom

#### Bedroom Area

12'1 x 10'1 (3.68m x 3.07m)

Having central heating radiator, TV point, aluminium double glazed window to the rear elevation and coving to ceiling.



### Dressing Room/Shower Area

13'9 into door recess x 12'0 (4.19m into door recess x 3.66m)

Having central heating radiator, coving to ceiling, three built in double wardrobes with cupboards above, shower area with corner shower cubicle with ceramic tiled splashbacks and wall mounted chrome shower unit and attachment and ceramic wash hand basin built into a marble effect laminated top with vanity cupboard below.



### Bedroom Two

12'0 x 10'0 (3.66m x 3.05m)

Having built in double wardrobes, TV point, wall mounted shelving, central heating radiator and aluminium double glazed window to the front elevation.



### Bedroom Three

9'0 x 6'11 (2.74m x 2.11m )

Having two built in double wardrobes, cupboards, central heating radiator, UPVC obscure glazed window to the side elevation.



### Bathroom

9'11 x 5'1 (3.02m x 1.55m)

Fitted with a three piece suite comprising; white low level WC, coloured panelled bath, ceramic wash hand basin built into a marble effect laminated top with mahogany effect vanity cupboard and drawer units below, ceramic tiled splashbacks, central heating radiator and obscure double glazed window to the front elevation.



### OUTSIDE

### Frontage & Driveway

This property has a generous frontage with extensive tarmacadam driveway providing car standing for multiple vehicles with block paved border, gravelled channel, shaped lawn, hedgerow boundary and access to the front door. A pathway gives access to the side and a glass panelled doorway gives access through to:



### Single Attached Brick Garage

16'0 x 10'2 max reducing to 8'0 (4.88m x 3.10m max reducing to 2.44m)

Having electric roll up door, wall mounted electrical fuse box, access to electric meter, fold up door to the rear giving access to the continuation of the driveway which also leads through to the enclosed rear garden and also gives access through to;

### Detached Brick Built Garage

17'0 x 9'4 (5.18m x 2.84m)

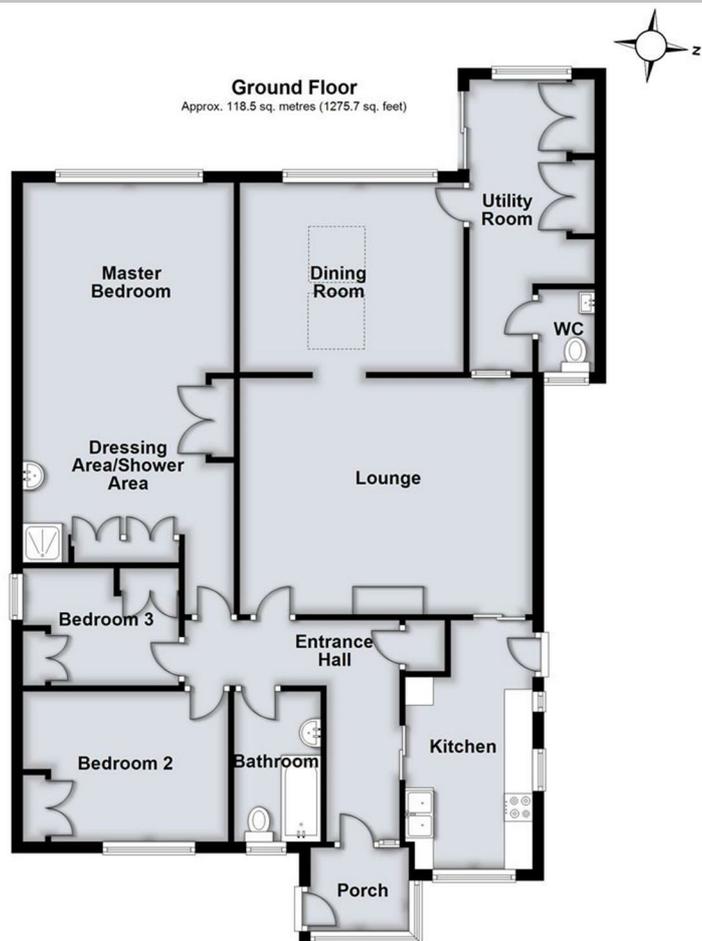
Having up and over door, power and light, side personal access door and single glazed window to the side elevation.



### Enclosed Rear Garden

To the rear of the property there is a resin stone finish outdoor seating area with feature rockery style planting beds, sloped access with decorative wrought iron railing leading through to a shaped lawn with planting borders, shrubbed boundaries, outside security lights, fence panelled boundary to the side and hedgerow boundary to the rear.





Total area: approx. 118.5 sq. metres (1275.7 sq. feet)

### Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         | <b>78</b> |
| (55-68) <b>D</b>                                   | <b>61</b>               |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         | <b>78</b> |
| (55-68) <b>D</b>  | <b>61</b>               |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |           |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC |           |

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