

176 Blenheim Drive, Allestree, Derby, DE22 2GN

Offers Around £260,000

Freehold



- Highly Convenient Location
- Semi-Detached Residence
- Extensive Driveway
- Low Maintenance Rear Garden
- Hallway with Lounge off
- Dining Kitchen
- Two Bedrooms & Bathroom
- Close to Allestree Park
- Close to a Good Range of Amenities
- Viewing Recommended





Summary

A superbly presented, two double bedroom, semi-detached residence occupying a highly desirable location close to shops and amenities in Allestree.

The property comprises entrance hall, lounge, open plan dining kitchen, two first floor bedrooms and a bathroom.

There is a private, south facing, low maintenance rear garden and a good sized driveway to the front for ample vehicles.

F&C

The Location

The property is a stone's throw from a parade of shops on Blenheim Drive and there is easy access to Portway primary school and Woodlands secondary school. A regular bus service runs into Derby City centre. The property is close to local parks and open spaces.

Accommodation

Ground Floor

Entrance Hall

9'3" x 4'5" (2.83 x 1.35)

A composite entrance door provides access to hallway with central heating radiator, wood effect flooring and staircase to first floor.

Lounge

14'2" x 9'5" (4.33 x 2.88)

Featuring a chimney breast incorporating open recess and timber display mantel, central heating radiator and generous sized picture window to front.



Dining Kitchen

14'1" x 11'10" (4.30 x 3.62)



Dining Area

Comprising a good sized dining area with central heating radiator wood effect flooring, understairs storage cupboard and door to garden.



Kitchen Area

Featuring woodblock effect preparation surfaces with matching upstands, inset stainless steel sink unit with mixer tap and instant boiling water tap, fitted base cupboards and drawers, complementary wall mounted cupboards, four plate electric hob with extractor hood over and built-in oven beneath, appliance space suitable for freezer and washing machine, useful cupboard and double glazed window to side.



First Floor Landing

9'3" x 5'8" (2.84 x 1.73)

With access to loft space.

Bedroom One

14'2" x 10'5" (4.33 x 3.18)

Having a central heating radiator, ample space for wardrobe and double glazed window to front.



Bedroom Two

14'0" x 8'11" (4.29 x 2.73)

With central heating radiator and double glazed window to rear.



Bathroom

9'2" x 4'5" (2.80 x 1.35)

Partly tiled and appointed with a low flush WC, pedestal wash handbasin, panelled bath with shower over, chrome towel radiator and double glazed window to side.

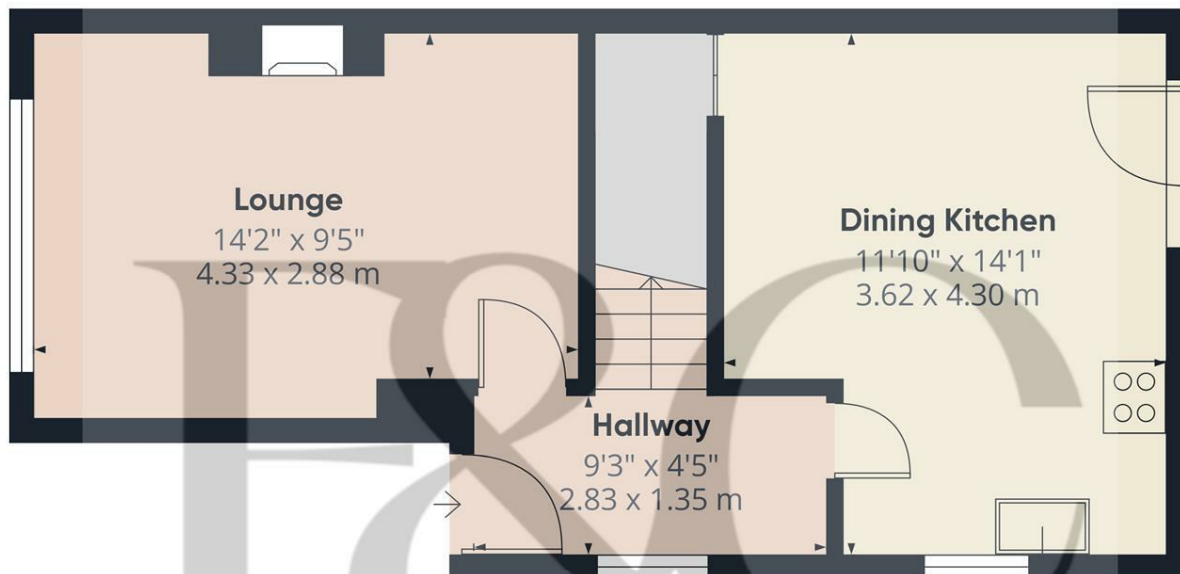


Outside

The property is set back from Blenheim Drive behind a good sized driveway providing ample off-road parking. To the rear of the property is a stylish, low maintenance garden with extensive patio, artificial lawn, timber shed, timber fencing, useful storage to side and a high degree of privacy.

The property also benefits from an electric vehicle charging point.

Council Tax Band C



Approximate total area⁽¹⁾

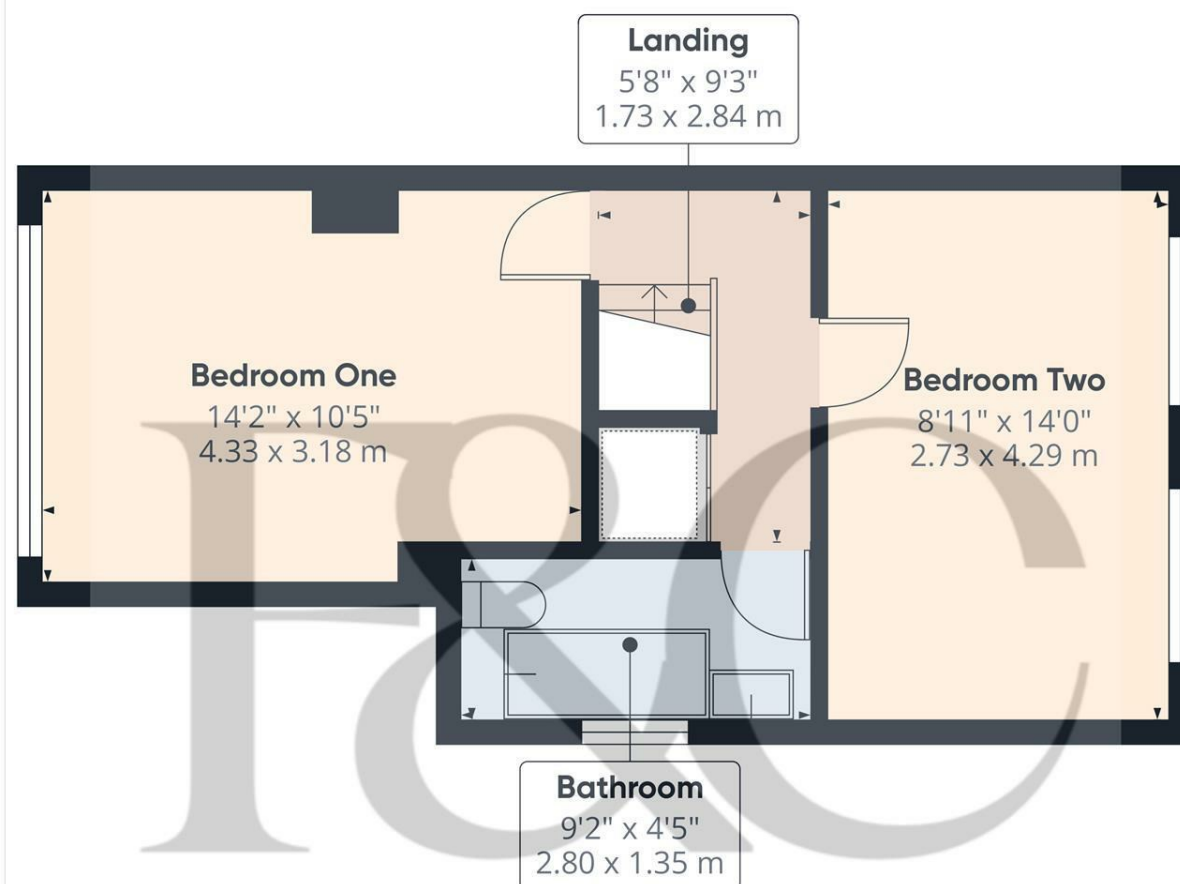
369 ft²
34.3 m²

(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

Floor 0



Approximate total area⁽¹⁾

337 ft²
31.3 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

Floor 1



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

176 Blenheim Drive
Allestree
Derby
DE22 2GN

Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	