



3 Bed House - Detached

24 Abbey Hill Road, Allestree, Derby DE22 2PS
Offers Around £330,000 Freehold

- 3 (Bed icon)
- 2 (Sofa icon)
- 1 (Bath icon)
- E (Floor plan icon)

- Individual Detached House
- Planning Permission To Extend (4/5 Bedrooms)
- Popular Cul-de-Sac Location
- Close To Park Farm & Allestree Park
- Generous Corner Plot Gardens
- Offers Great Potential
- Warm South Westerly Aspect
- No Chain Involved
- Fast Access To A38 & Open Countryside
- Rare To The Market

LOOKING FOR A PROJECT? - FULL PLANNING PERMISSION GRANTED TO EXTEND - A three bedroom detached property set on a generous corner plot garden.

Derby City Reference 21/00919/FUL - Two Storey Side and Single Storey rear Extensions (4/5 Bedrooms)

* Existing Property - Gas central heating and double glazing accommodation consist of hall, lounge, dining room, kitchen, landing, three bedrooms and bathroom.

* Planning To Extend - consist of hall, cloakroom, lounge, study/bedroom five, living kitchen/dining/sun lounge, utility, landing, four bedrooms, two en-suites and family bathroom.

The gardens enjoy a warm south westerly aspect. A driveway leads to a brick detached garage.

The Location

Allestree is a very popular residential suburb of Derby, approximately 3 miles from the city centre and provides an excellent range of local amenities including the noted Park Farm shopping centre, excellent local schools and regular bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park together with Kedleston Golf Course.

Excellent transport links are close by and fast access onto the A6, A38, A50 linking to the M1 motorway. The location is convenient for Rolls Royce, Derby University, Royal Derby Hospital and Toyota.

The Accommodation

Ground Floor

Entrance Hall

15'2" x 6'4" (4.63 x 1.95)

With double glazed entrance door, radiator, under-stairs storage cupboard and staircase leading to the first floor.

Lounge

15'10" x 11'3" (4.83 x 3.44)

With fireplace, two radiators, double glazed window with aspect to the front, double glazed window with aspect to the side and internal glazed doors opening into the dining room.



Dining Room

9'11" x 8'0" (3.04 x 2.44)

With radiator, double glazed sliding patio door giving access to the rear garden and open square archway leading into the kitchen.



Kitchen

10'11" x 7'11" (3.35 x 2.43)

With one and a half bowl sink unit with mixer tap, wall and base units with worktops, built-in four ring gas hob, built-in electric fan assisted oven, washing machine and fridge freezer – both included in the sale. Concealed Glow-worm central heating boiler, radiator, double glazed window with aspect to the rear, double glazed window with aspect to the side, double glazed side access door and internal glazed door.



First Floor

Landing

With double glazed window with aspect to the side and access to the roof space which has been insulated.

Bedroom One

12'11" x 11'1" into wardrobes (3.96 x 3.39 into wardrobes)

With fitted wardrobes, radiator and double glazed window with aspect to the front.



Bedroom Two

11'0" x 9'11" (3.37 x 3.03)

With radiator and double glazed window with aspect to the rear.



Bedroom Three

8'0" x 8'0" (2.46 x 2.45)

With built-in cupboard housing the hot water cylinder, radiator and double glazed window with aspect to the rear.



Bathroom/Shower Room

8'0" x 6'3" (2.46 x 1.93)

With double shower enclosure with electric shower, pedestal wash hand basin, low level WC, fully tiled walls, radiator and double glazed obscure window.



Outside WC

With WC.

Corner Plot Garden

The property benefits from a corner plot with gardens to the front, side and rear with a warm south westerly aspect.

Driveway

A driveway leads to a brick garage.

Brick Garage

17'2" x 9'1" (5.25 x 2.77)

With concrete floor, two double glazed windows and electric up and over front door.

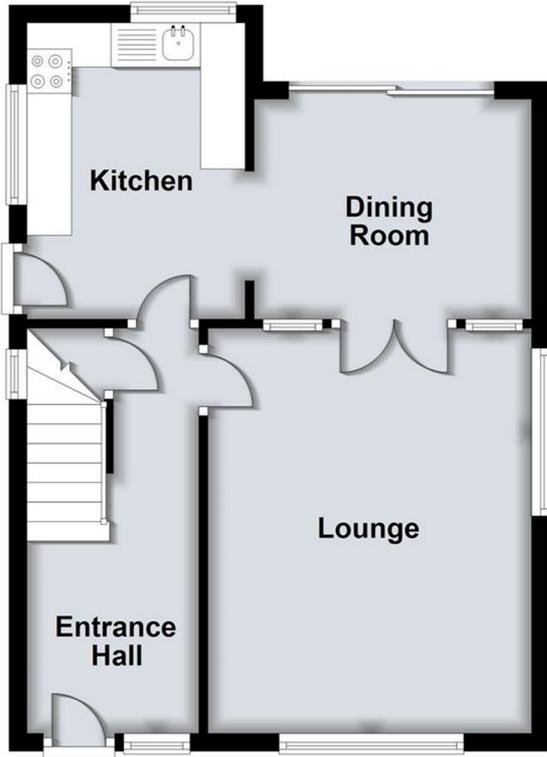
Planning Permission

Derby City Reference 21/00919/FUL

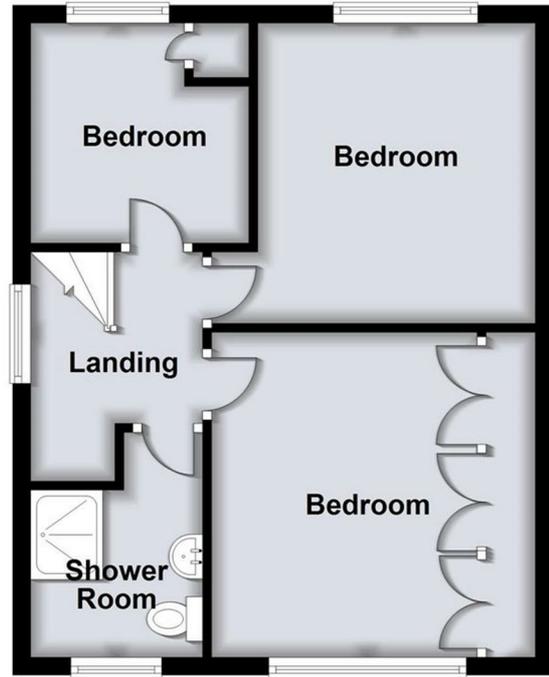


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Ground Floor



First Floor

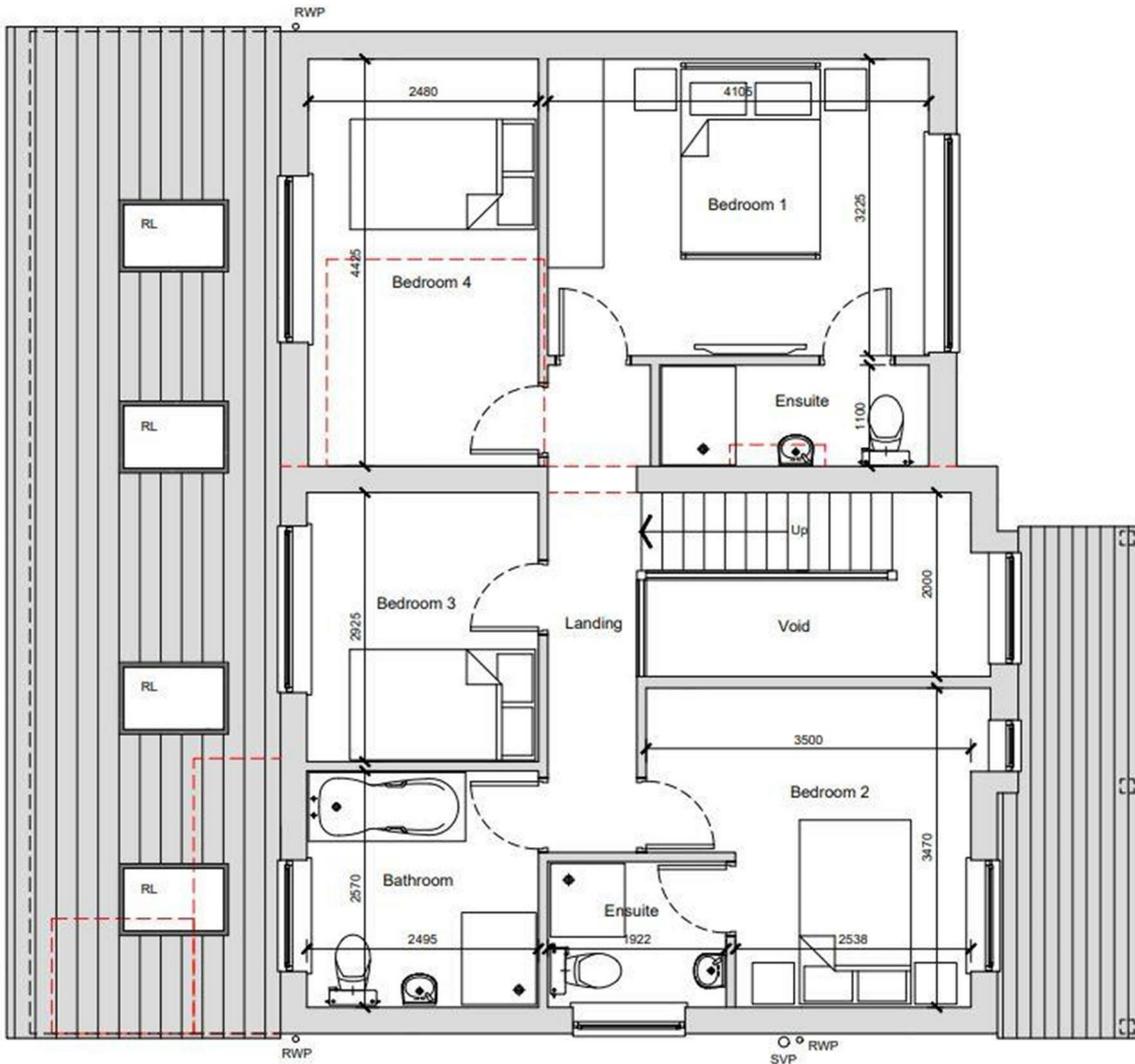


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No. 24
Front Garden

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No. 24
Front Garden

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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