

## 8 Berry Park Close, Allestree, Derby, DE22 2XD

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Offers Around £475,000

Freehold

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- Beautiful Detached Bungalow
- Peaceful Cul-de-Sac Location - Handy for Park Farm Shopping Centre
- Lounge with Log Burner
- Fitted Kitchen/Dining Room with French Doors Leading to Private Garden
- Three Bedrooms & Two Bathrooms
- Generous Sized Private Gardens
- Large Block Paved Driveway
- Double Garage with Electric Doors
- Well-Presented Throughout
- Viewing is Essential - Excellent Amenities





## Summary

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This beautiful detached bungalow with private garden and double garage offers a perfect blend of comfort and convenience.

One of the standout features of this property is its generous-sized private gardens, providing a serene outdoor space for relaxation or entertaining. The large block-paved driveway offers parking for up to five vehicles, complemented by a double garage with electric doors, ensuring both convenience and security for your vehicles.

The location is particularly advantageous, being just a stone's throw away from the Park Farm Shopping Centre, which offers a variety of shops and amenities. This peaceful setting allows for a quiet lifestyle while still being close to essential services.

# F&C

## 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.

## Accommodation

### Entrance Hall

14'4" x 13'4" x 5'1" x 3'2" (4.38 x 4.08 x 1.55 x 0.98)

With double glazed entrance door, inset door mat, coving to ceiling, access to roof space and built-in cupboard housing the Worcester boiler and also providing storage with shelving.

### Lounge

16'7" x 12'1" (5.08 x 3.70)

With chimney breast incorporating log burning stove with raised hearth and oak lintel, coving to ceiling, radiator, double glazed sliding patio doors opening onto private rear gardens and internal panelled door.



### Kitchen/Dining Room

17'9" x 9'7" (5.43 x 2.93)



### Dining Area

With tiled effect flooring, radiator, coving to ceiling, open space leading to kitchen area and double glazed French doors opening on to private garden.



### Kitchen Area

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in induction hob with concealed extractor hood, built-in electric fan assisted oven including warming plate drawer, integrated combination microwave oven, integrated dishwasher, American style fridge/freezer with drinks dispenser (negotiable on sale), matching tiled effect flooring, spotlights to ceiling, double glazed window, open space leading to dining area and half glazed internal door.



### Bedroom One

13'8" x 11'2" (4.17 x 3.41)

With radiator, double glazed window and internal panelled door.



### **Dressing Room**

5'8" x 4'1" (1.73 x 1.25)

With fitted wardrobes with chrome handles, spotlights to ceiling, radiator, double glazed window and internal panelled door.



### **En-Suite**

7'8" x 5'6" (2.35 x 1.68)

With walk-in double shower with chrome shower, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed window and internal panelled door.



### **Bedroom Two**

10'2" x 7'6" (3.11 x 2.30)

With two built-in double wardrobes with chrome handles, radiator, double glazed window with leaded finish and fitted blind and internal panelled door.



### Bedroom Three

7'6" x 6'2" (2.31 x 1.88)

With radiator, double glazed window with leaded finish and fitted blind and internal panelled door.



### Bathroom

9'7" x 5'9" (2.94 x 1.76)

With bath with chrome fittings including chrome shower over with shower screen door, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tiled effect walls, tiled effect flooring, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed window and internal panelled door.



### Private Garden

This particular property benefits from a generous size, private garden with a warm sunny aspect. The garden is laid to lawn with a varied selection of shrubs, plants, bushes and patios/seating areas providing a pleasant sitting out and entertaining space.



### Large Driveway

A large block paved driveway provides car standing spaces for four/five vehicles.

### **Double Garage**

18'8" x 17'5" (5.69 x 5.31)

This property benefits from an attached double garage with electric front door, electric rear door, concrete floor, power, lighting, access to roof space via wooden folding ladder and integral door giving access to property.



**Council Tax Band D**



**Approximate total area<sup>(1)</sup>**  
1238.49 ft<sup>2</sup>  
115.06 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

GIRAFFE360



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

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Allestree  
Derby  
DE22 2XD

Council Tax Band: D  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	