



2 Bed House - End Town House

30 Nathaniel Drive, Allestree, Derby DE22 2JT

30% Shared ownership £75,000 Leasehold



**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Highly Appealing 30% Shared Ownership Home - Ideal for First Time Buyer or Couple
- 2023 Built End Town House - Popular Kedleston Grange in Allestree
- Gas Central Heating & Double Glazing
- Entrance Hall & Downstairs Cloakroom/WC
- Lounge
- Kitchen/Dining Room
- Two Double Bedrooms & Bathroom with Shower
- Landscaped Garden
- Driveway - off Road Car Parking
- Close to Excellent Amenities, Kedleston & Countryside Walks

Due to the high level of interest we have received for this property we are inviting best and final offers in writing by 12pm on Tuesday 16th December to annette@fletcherandcompany.co.uk

Nestled in the quiet development of Kedleston Grange, Allestree, this two double bedroom end-terrace house presents an excellent opportunity for first-time buyers or couples seeking a comfortable and inviting home.

This home is part of a popular 30% shared ownership scheme, making it an attractive option for those looking to step onto the property ladder without the full financial burden. The location is not only peaceful but also well-connected, offering easy access to local amenities and the picturesque surroundings of Derbyshire.

The Location

Kedleston Grange is a highly sought after Miller Homes development located on the fringes of Allestree and Quarndon. This popular location has many countryside walks on its doorstep, with public footpaths leading across to Kedleston Hall.

Within close proximity are 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 Ecclesbourne School Catchment.

There are regular bus services to Derby City Centre and local recreational facilities include Woodlands Tennis Club, Allestree and Markeaton Park's and the nearby Kedleston Golf Course. In addition there are many reputable pubs and restaurants within close proximity.

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

Entrance Hall

5'9" x 4'11" (1.77 x 1.51)

With radiator and staircase leading to first floor.



Lounge

13'5" x 9'8" (4.10 x 2.95)

With radiator, double glazed window to front and internal panelled door with chrome fittings.



Kitchen/Dining Room

13'0" x 11'7" (3.97 x 3.54)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob, built-in electric fan assisted oven, extractor hood, plumbing for automatic washing machine, concealed central heating boiler, space for fridge/freezer, radiator, double glazed window to rear and door giving access to rear garden.



Storage Cupboard

6'10" x 2'11" (2.09 x 0.91)

With understairs storage cupboard.

Cloakroom

5'1" x 3'5" (1.56 x 1.05)

With low level WC, pedestal wash handbasin, radiator, extractor fan and internal panelled door with chrome fittings.



First Floor Landing

7'6" x 6'6" (2.29 x 1.99)

With double glazed window to side and access to roof space.



Double Bedroom One

13'0" x 10'1" (3.98 x 3.08)

With radiator, double glazed window to rear and internal panelled door with chrome fittings.



Double Bedroom Two

7'6" x 6'1" (2.30 x 1.87)

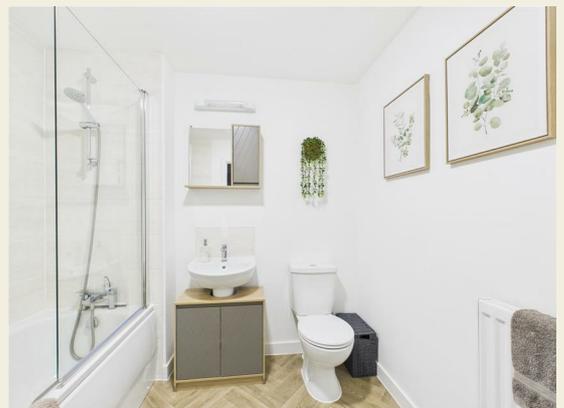
With built-in storage cupboard, radiator, double glazed window to front and internal panelled door with chrome fittings.



Bathroom

12'11" x 10'11" (3.96 x 3.34)

With bath with shower and shower screen, pedestal wash handbasin, low level WC, radiator, extractor fan and internal panelled door with chrome fittings.



Garden

To the rear of the property is an enclosed rear garden laid to lawn with attractive, Indian stone, paved patio and timber shed. Side access gate.



Side Access

A paved pathway leads to the side of the property.



Driveway

To the front of the property is a tarmac driveway providing off-road car parking. Visitors car parking space to the front.

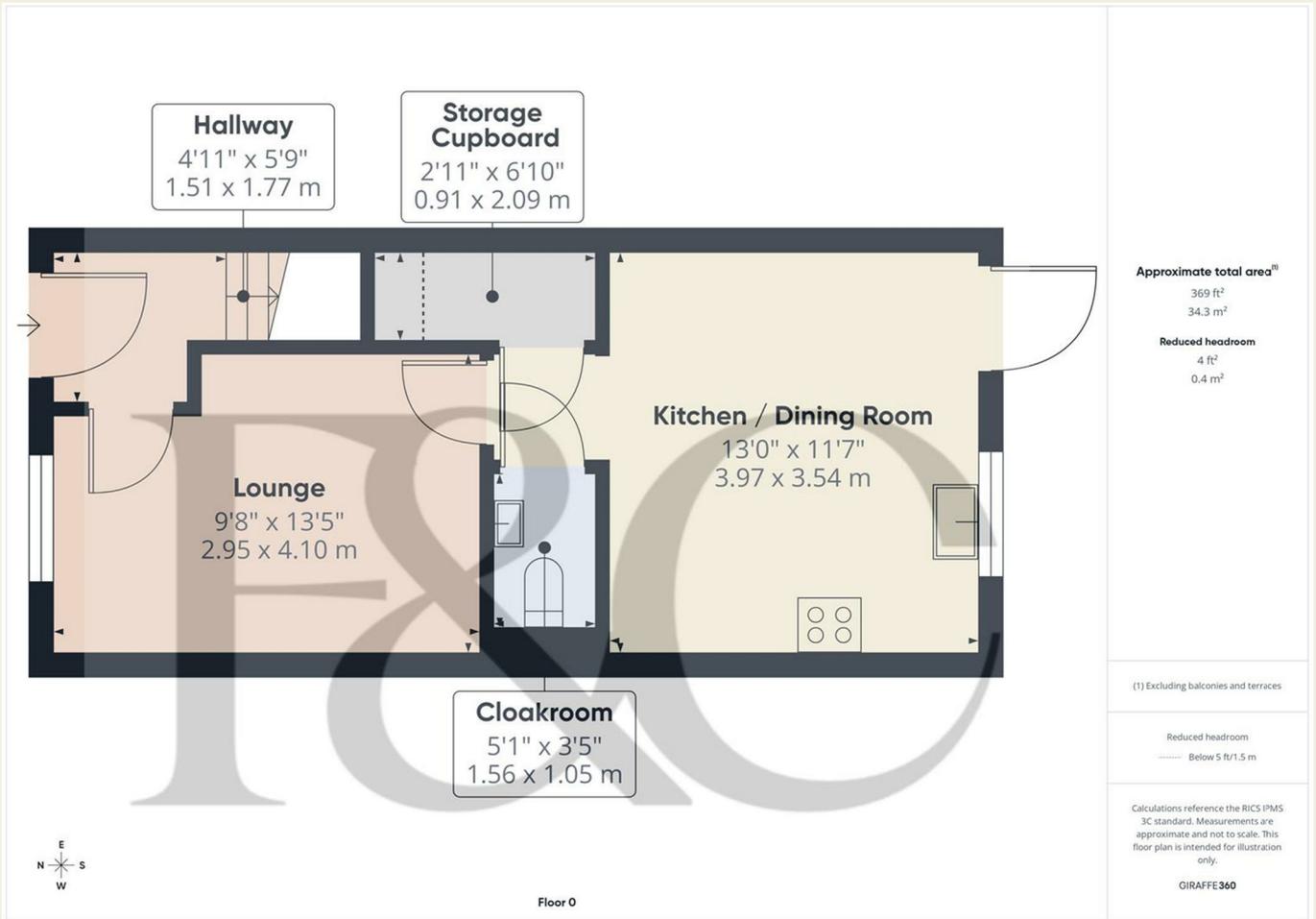


Leasehold Charges

We are informed the monthly charge for the 30% rent and service charges is £445 per month. Lease is 125 years from 2023 (123 years remaining) Futures Housing Group.

Council Tax Band - B

Amber Valley



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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