

27 West Bank Road, Allestree, Derby, DE22 2FY

Offers Around £360,000

Freehold



- Extended Accommodation
- Sought-After Location
- Good Size Driveway
- Enclosed South Westerly Facing Garden
- Entrance Hall
- Two Reception Rooms
- Extended Breakfast Kitchen with Utility off
- Three Good Size Bedrooms & Bathroom
- Close to Allestree Park
- Viewing Recommended





Summary

A well-presented and extended, three bedroom, bay fronted, semi-detached residence occupying a sought-after location on West Bank Road in Allestree.

The property is double glazed and gas central heated and features an entrance hall, lounge to front, sitting room and extended breakfast kitchen with utility off. The first floor landing features three good sized bedrooms and a bathroom.

The property is set back behind a good-sized tarmac driveway providing ample off-road parking. To the rear of the property is a south westerly facing garden with upper level terrace/patio and lower level lawn with well-stocked borders and a good degree of privacy.

F&C

The Location

The property's location on West Bank Road affords easy access to Allestree Park, offering some delightful walks, schooling by way of Portway primary and Woodlands secondary, shops along Blenheim Parade and Park Farm centre, a regular bus service into Derby City centre and easy access to excellent transport links.

Accommodation

Ground Floor

Entrance Hall

6'11" x 5'9" (2.11 x 1.77)

A panelled and glazed entrance door provides access to hallway with central heating radiator, staircase to first floor and double glazed and single glazed window to side.

Lounge

12'10" x 10'4" (3.92 x 3.15)

An attractive room with chimney breast incorporating cast iron log burner with tiled hearth, central heating radiator, picture rail and double glazed bay window to front.



Sitting Room

11'3" x 10'8" (3.43 x 3.27)

Featuring a fireplace with decorative wooden surround and exposed brick interior with space for an electric fire, central heating radiator, understairs storage cupboard, picture rail and open access to extended L-shaped dining kitchen.



Dining Kitchen

15'11" x 8'8" x 7'1" x 5'8" (4.86 x 2.65 x 2.16 x 1.74)

Comprising solid wood worktops with tiled surround, ceramic sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for freestanding electric range cooker and dishwasher, central heating radiator, double glazed window and sliding patio door to garden.



Utility

15'9" x 4'4" (4.82 x 1.34)

With further appliance spaces for fridge freezer, washing machine and tumble dryer, central heating radiator and double glazed doors to both front and rear.

First Floor Landing

11'1" x 2'9" (3.40 x 0.85)

A semi-galleried landing with feature balustrade, central heating radiator and access to loft space.

Bedroom One

12'10" x 10'5" (3.93 x 3.19)

Featuring a decorative cast iron fire surround, central heating radiator and double glazed window to front.



Bedroom Two

10'11" x 8'10" (3.34 x 2.70)

Having a central heating radiator and double glazed window to rear.



Bedroom Three

12'2" x 7'0" (3.71m x 2.13m)

With central heating radiator and two double glazed windows to rear.



Bathroom

7'8" x 6'0" (2.35 x 1.85)

Partly tiled and appointed with a low flush WC, vanity unit with wash handbasin and storage beneath, panelled bath with shower over, central heating radiator and double glazed window to side.



Outside

To the front of the property is a tarmac driveway offering ample off-road parking and bin storage.

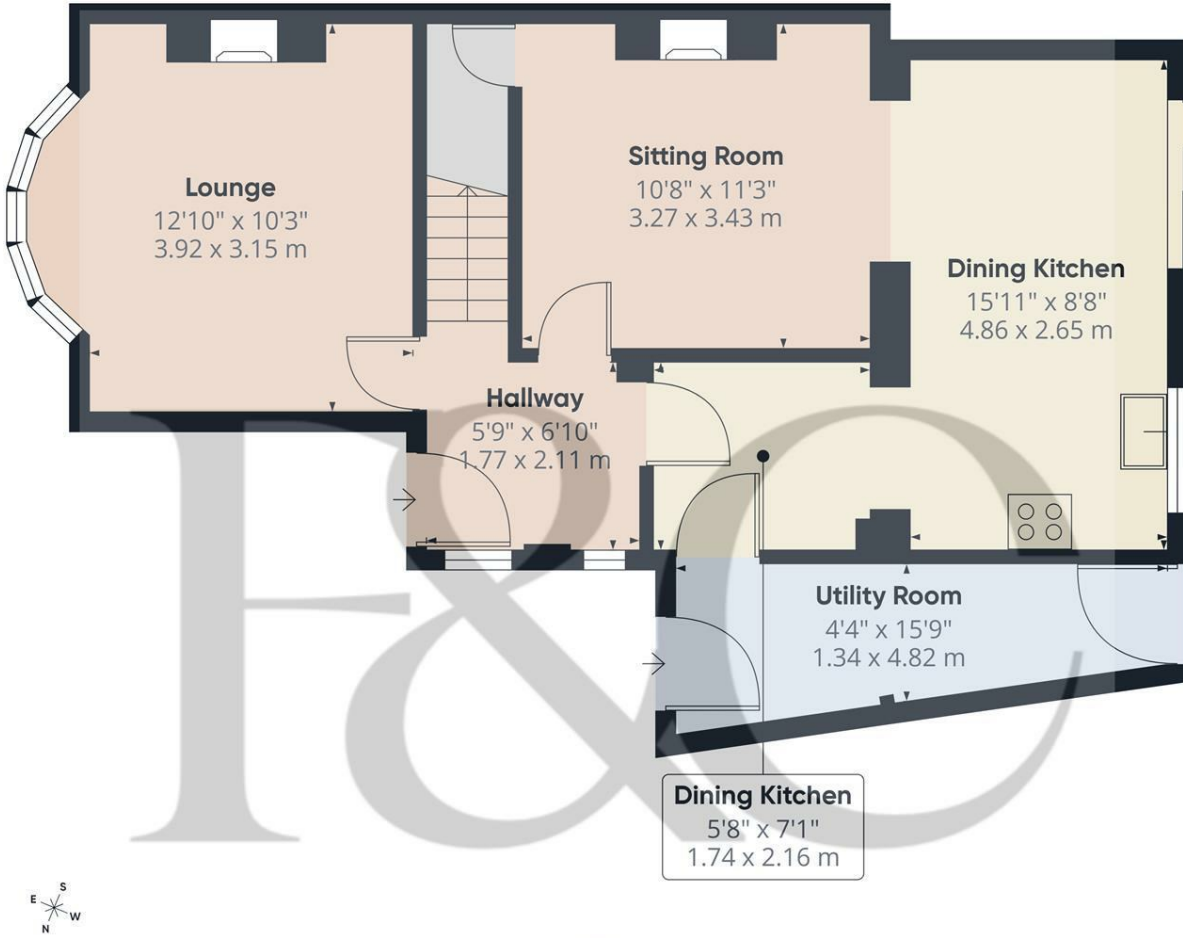
To the rear of the property is a just off westerly facing garden with upper level stone terrace/patio, ideal for dining. Steps lead down to a lawn garden bounded by herbaceous borders containing plants and shrubs with timber fencing.



Council Tax Band C







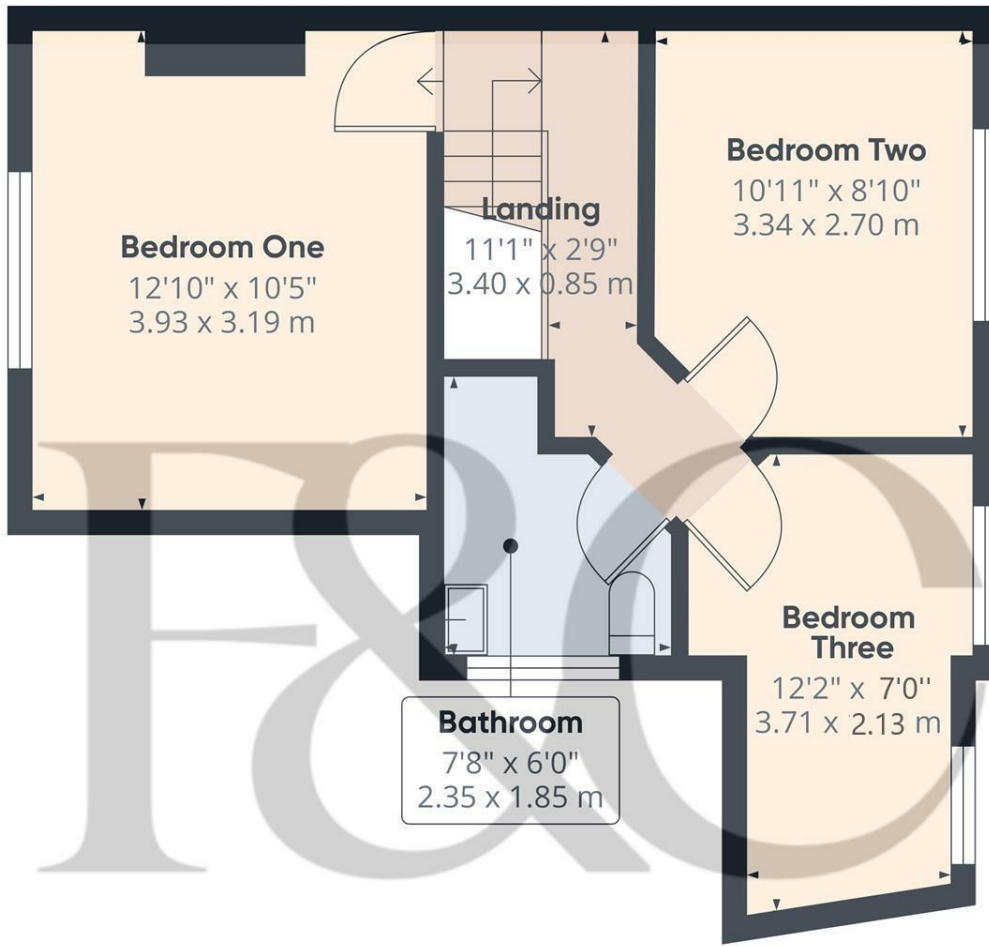
Approximate total area⁽¹⁾

580 ft²
53.9 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



Approximate total area⁽¹⁾

385 ft²
35.7 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



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

27 West Bank Road
Allestree
Derby
DE22 2FY

Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	