



## 5 Bed House - Detached

7 St. Georges Close, Allestree, Derby DE22 1JH

Price £585,000 Freehold



5



3



3



C

**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Family Detached Property
- Easy Access To Allestree Park and Darley Park
- Lounge & Play Room/Study
- Living Kitchen/Dining/Family Room
- Garden Room
- Utility & Cloakroom
- Five Bedrooms
- Two En-Suites & Family Bathroom
- South-Facing Garden
- Driveway & Single Garage

A five bedroom family detached property located with easy access to reputable primary/secondary schools, transport links and the nearby Darley and Allestree Parks.

#### 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 at all levels and regular bus services. Local recreational facilities include Woodland's Tennis Club, Allestree Park with its fishing lake, Darley Park with its delightful riverside walks and Markeaton Park.

#### Accommodation

##### Ground Floor

##### Recessed Storm Porch

With pillar with brick base, outside light and entrance door opening into entrance hall.

##### Entrance Hall

15'8" x 11'5" x 6'2" x 5'1" (4.78 x 3.48 x 1.88 x 1.57)

With attractive tiled flooring, radiator, coving to ceiling, staircase leading to the first floor with attractive balustrade.

##### Cloakroom

6'0" x 2'9" (1.83 x 0.84)

In white with low level WC, fitted wash basin with chrome fittings with storage cupboard beneath, radiator, matching tiled flooring, extractor fan and internal panelled door.

### Lounge

18'2" into bay x 11'8" (5.56 into bay x 3.58)

With chimney breast with display alcove for television and also incorporating inset Living Flame gas fire, coving to ceiling, radiator, PVCu double glazed bay window with aspect to front and internal double opening panelled doors.



### Play Room/Study

15'8" x 7'6" (4.78 x 2.29)

With spotlights to ceiling, radiator and internal panelled door.



### Living Kitchen/Dining/Family Area

31'9" x 9'6" (9.70 x 2.92)

#### Dining/Family Area

With featured inset electric fire, display television alcove, tiled flooring with under-floor heating, two radiators, open square archway leading into garden room, open space leading into the kitchen area, uPVC double glazed French doors opening onto Indian stone paved patio and enclosed rear garden.



#### Kitchen Area

With 1½ bowl inset stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in four ring Baumatic induction hob with extractor hood over, built-in Baumatic electric fan assisted oven, built-in Baumatic combination microwave oven, integrated Neff dishwasher, integrated fridge, matching tiled flooring with under-floor heating, PVCu double glazed window with aspect over rear garden, open space leading back into the dining and family area and internal panelled door opening into utility room.



### Garden Room

14'7" x 10'5" (4.45 x 3.20)

With matching tiled flooring with under-floor heating, featured high ceiling with two exposed beams, spotlights to ceiling, floor to ceiling PVCu double glazed window with aspect over garden, featured bi-folding double glazed doors opening onto Indian stone paved patio and garden, open space leading back into the kitchen/dining/family area.



### Utility Room

7'4" x 6'2" (2.24 x 1.88)

With single stainless steel sink unit with mixer tap, fitted wall and base cupboards, worktops, plumbing for automatic washing machine, space for tumble dryer, matching tiled flooring, radiator, wall mounted central heating boiler, half glazed side access door and integral door giving access to garage.

### First Floor

#### Landing

With matching balustrade, radiator, smoke alarm, built-in cupboard providing storage and access to roof space.

#### Bedroom One

16'2" x 14'2" (4.93 x 4.32)

With two radiators, two PVCu double glazed windows with aspect to front and internal panelled door.



#### En-Suite

7'4" x 6'9" (2.26 x 2.06)

With double shower cubicle with chrome fittings including shower, fitted wash basin with storage cupboard beneath, low level WC, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator, shaver point, PVCu double glazed obscure window and internal panelled door.



### Bedroom Two

13'6" x 10'4" (4.14 x 3.15)

With built-in fitted wardrobes, radiator, PVCu double glazed window to rear and internal panelled door.



### En-Suite Two

7'8" x 4'3" (2.34 x 1.32)

In white with double shower cubicle with chrome fittings including shower, pedestal wash hand basin, low level WC, tiled splash-backs, tiled flooring, radiator, PVCu double glazed obscure window, spotlights to ceiling and internal panelled door.



### Bedroom Three

11'6" x 9'8" (3.51 x 2.97)

With radiator, PVCu double glazed window and internal panelled door.



### Bedroom Four

11'1" x 10'2" (3.40 x 3.10)

With radiator, PVCu double glazed window and internal panelled door.



### Bedroom Five

11'6" x 10'0" (3.53 x 3.05)

With radiator, PVCu double glazed window and internal panelled door.



### Family Bathroom

7'8" x 6'2" (2.34 x 1.88)

In white with bath with chrome mixer tap/shower attachment, fitted wash basin with fitted storage cupboard beneath, low level WC, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, PVCu double glazed obscure window with featured internal plantation shutter blind and internal panelled door.



### Front Garden

The property is set back from the pavement edge behind a lawned fore garden with shrubs.

### Enclosed Rear Garden

The south-facing enclosed rear garden has been designed for low maintenance with grass lawn, Indian stone paved patio and is enclosed by fencing. Side access gate with paved pathway.



### Driveway

A block paved driveway provides car standing spaced for two cars and leads to an integral garage.

Integral Garage

16'6" x 8'5" (5.03 x 2.57)

With concrete flooring, power, lighting, electric up and over front door and integral door.

Council Tax Band G - Derby



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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.