

Fletcher & Company

128 Allestree Lane, Allestree, Derby, DE22 2JY

Offers Around £355,000

Freehold



- Attractive Bay Fronted Semi-Detached Home
- Extended Accommodation
- Hall, Fitted Guest Cloakroom & Utility
- Lounge with Separate Open Plan Living Kitchen
- Three First Floor Bedrooms & Bathroom
- Good Sized Driveway
- Mature, Long Rear Garden
- Close to Excellent Local Amenities
- Convenient Location for Nearby Transport Links
- Viewing Recommended





Summary

A well-presented and extended, three bedroom, semi-detached residence occupying a popular location on Allestree Lane in Allestree.

The property has been refurbished and now provides gas central heated and double glazed accommodation comprising entrance hall, fitted guest cloakroom, lounge, open plan L-shaped living kitchen and utility room off. The first floor landing leads to three bedrooms and a well-appointed bathroom.

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The Location

The property is located on Allestree Lane and offers easy access to shops on Blenheim Parade and Park Farm shopping centre. There is excellent schooling by way of Portway and Lawn primary and Woodlands secondary school. A regular bus service runs into Derby City centre and the property is close to Markeaton Park.

Accommodation

Ground Floor

Entrance Hall

14'4" x 6'5" (4.39 x 1.97)

A panelled and glazed entrance door provides access to hallway with stylish floor to ceiling central heating radiator, stylish tile flooring, recessed ceiling spotlighting and staircase to first floor with understairs cupboard.



Lounge

13'1" x 12'2" (4.00 x 3.73)

Having a chimney breast ideal for a flat screen TV, open recess beneath, fitted shelving and cupboard, stylish period style central heating radiator and double glazed box bay window to front.



Extended Open Plan Living Kitchen

23'7" x 18'1" (7.20 x 5.52)



Lounge Area

Featuring a stylish period style central heating radiator, chimney best ideal for a flat screen TV with recess beneath, fitted cupboard and shelving and recessed ceiling spotlighting.



Open Plan Dining Kitchen

Comprising solid oak worktops, ceramic sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for a range gas cooker, integrated fridge freezer and dishwasher, period style central heating radiator, recessed ceiling spotlighting, three double glazed Velux windows to rear and double glazed window with matching French doors to garden.



Utility

6'4" x 4'11" (1.95 x 1.51)

Featuring further wooden worktops with tiled surrounds, inset sink unit, Fitted cupboard, appliance space suitable for washing machine and tumble dryer, integrated microwave, wall mounted Ideal boiler, central heating radiator, door to side and internal door to fitted guest cloakroom.

Fitted Guest Cloakroom

6'4" x 2'8" (1.95 x 0.83)

Appointed with a low flush WC, vanity unit with wash handbasin with storage drawers beneath and recessed ceiling spotlighting.

First Floor Landing

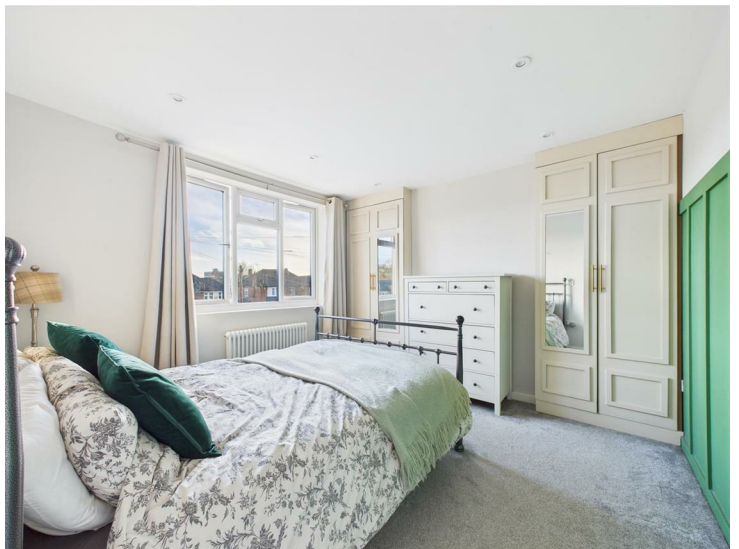
8'11" x 4'2" (2.74 x 1.29)

Having a feature balustrade, recessed ceiling spotlighting and double glazed window to side.

Bedroom One

11'1" x 11'0" (3.38 x 3.37)

With period style central heating radiator, fitted wardrobe, feature wood panelled wall, recessed ceiling spotlighting and double glazed window to front.



Bedroom Two

11'4" x 11'4" (3.46 x 3.46)

Having a period style central heating radiator, fitted wardrobe, recessed ceiling spotlighting and double glazed window to rear.



Bedroom Three

6'9" x 6'5" (2.07 x 1.97)

With period style central heating radiator and double glazed window to front.



Well-Appointed Bathroom

7'3" x 6'5" (2.23 x 1.98)

Appointed with a low flush WC, pedestal wash handbasin, panelled bath with shower over, central heating radiator, recessed ceiling spotlighting and double glazed window to rear.

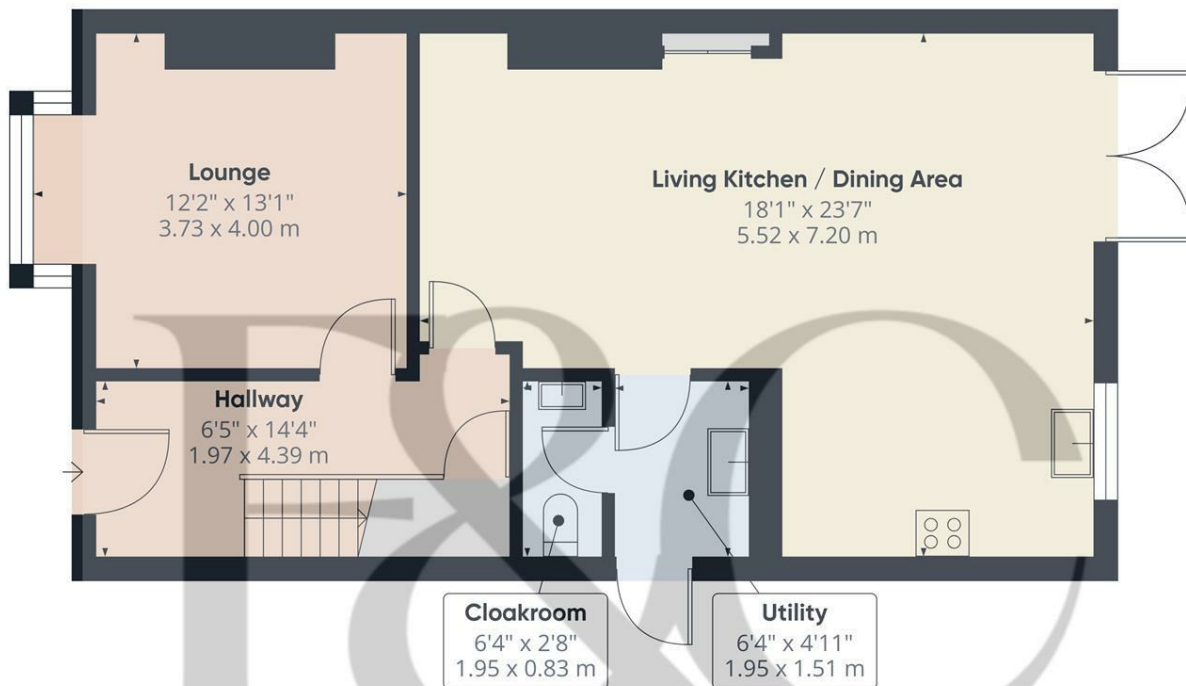


Outside

To the front of the property is a good sized driveway providing ample off-road parking. To the rear is a private, mature, mainly lawned garden bounded by timber fencing and featuring mature trees.



Council Tax Band C



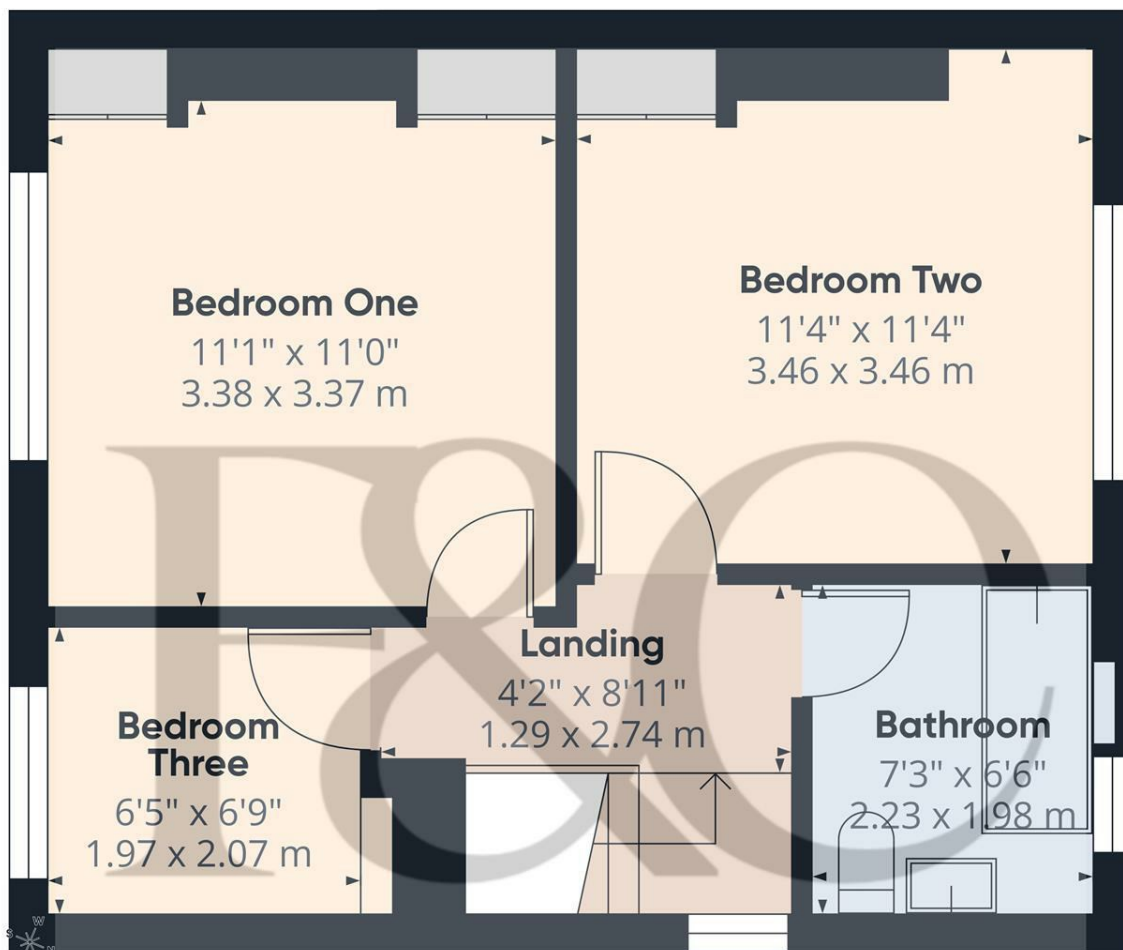
Floor 0

Approximate total area^m
636 ft²
59.2 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.

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Floor 1

Approximate total area^m
377 ft²
35.2 m²

(1) Excluding balconies and terraces

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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	