



3 Bed House - Detached

12 Home Farm Drive, Allestree, Derby DE22 2UP

Price £279,950 Freehold



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- Superb Extended Detached Family Home
- Beautifully Appointed
- Stylish Presentation & Contemporary Fittings
- Gas Central Heating & Double Glazed
- Entrance hallway, Cloaks WC & Stylish Lounge
- Superb Contemporary Dining Kitchen
- Three Well Proportioned Bedrooms
- Contemporary Bathroom
- Driveway, Detached Garage & Landscaped Rear Garden
- Ecclesbourne School Catchment

ECCLESBOURNE SCHOOL CATCHMENT AREA - A most stylish, extended three bedroom detached family home with detached garage, set within this much sought after position close to local amenities and within a short walk of Allestree Park & Lake. This property has been comprehensively upgraded and has been appointed with beautiful contemporary fittings and quality karndean flooring.

The property has the benefit of gas central heating, UPVC double glazing and in brief comprises: entrance hallway, cloaks wc, stylish living room and superb contemporary dining kitchen with integrated appliances and french doors opening out onto the rear garden.

The first floor landing leads three well proportioned bedrooms with two double bedrooms and bedroom three is an extended single bedroom. There is also a superb contemporary three piece bathroom.

The property is set back from the pavement edge behind a double width feature imprinted concrete drive providing car standing spaces for three cars. The driveway continues to the side of the property with secure gates and leads to the enclosed rear garden.

The rear garden enjoys a large feature imprinted concrete patio providing excellent space for sitting out and entertaining with raised flowerbeds and five steps up leading to a lawned garden which is enclosed by fencing.

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.

This property also falls with the catchment area for the noted Ecclesbourne School in Duffield.

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.

THE ACCOMMODATION

GROUND FLOOR

Entrance through:-

Entrance Hallway

10'8 x 3'3 (3.25m x 0.99m)

Entrance through composite double glazed entrance door, fitted dark oak effect parque style karndeian flooring, central heating radiator, coving to ceiling and staircase leading to the first floor landing.



Downstairs WC

5'5 x 2'9 (1.65m x 0.84m)

Fitted with low level WC, wash hand basin, tiled splashbacks, central heating radiator, fitted storage cupboard tiled flooring, UPVC obscure double glazed window and internal panelled door.



Lounge

14'5 x 12'7 (4.39m x 3.84m)

Having a feature fireplace with surround and electric fire, dark oak effect karndeian flooring, TV point, telephone point, central heating radiator, coving to ceiling, feature recessed understairs storage with inset lighting, UPVC double glazed window to the front elevation and internal double opening glass panelled doors leading to:



Superb Contemporary Dining Kitchen

17'7 x 8'8 (5.36m x 2.64m)



Kitchen Area

This kitchen is fitted with a range of contemporary white high gloss units comprising; wall, base and drawer units, roll edge work surface over, 1 1/2 bowl sink unit with mixer tap and ceramic tiled splashbacks. Integrated appliances comprise; gas hob with extractor unit over, electric fan assisted oven, integrated fridge/freezer, space and plumbing for automatic washing machine and dishwasher. Also having tiled flooring and UPVC double glazed window to the rear elevation.



Dining Area

Tiled flooring, central heating radiator and UPVC double glazed french doors leading to the enclosed rear garden.



FIRST FLOOR

Landing

Having internal doors giving access to all three bedrooms and bathroom. Also having a built in cupboard housing the Vaillant boiler which provides domestic hot water and central heating, UPVC double glazed window to the side elevation and access to the roof space which is boarded and provides storage and light.

Bedroom One

11'1" into wardrobe depth x 10'8 (3.38m into wardrobe depth x 3.25m)

This room is fitted with three double built in wardrobes with chrome handles, central heating radiator, TV point and UPVC double glazed window to the front elevation.



Bedroom Two

11'2 x 10'10 (3.40m x 3.30m)

Having central heating radiator, coving to ceiling and UPVC double glazed window to the rear elevation.



Bedroom Three

13'9 x 6'6 (4.19m x 1.98m)

Having central heating radiator, coving to ceiling, storage cupboard and UPVC double glazed window to the front elevation.



Family Bathroom

6'5 x 5'6 (1.96m x 1.68m)

Fitted with a white three piece suite comprising; panelled bath with chrome mixer tap/shower attachment and chrome mains fed shower over, fitted wash hand basin, low level WC with push button flush, attractive fully tiled walls and matching tiled flooring, central heating radiator and UPVC obscure double glazed window.



OUTSIDE



Frontage & Driveway

To the front of the property, there is a double width concrete driveway providing off road parking for three cars. The driveway continues to the side of the property and has secure gates which give access to:

Single Detached Garage

16'5 x 8'2 (5.00m x 2.49m)

Being of brick base wall construction with up and over metal front door with power, lighting, burglar alarm and side personal window.

Rear Enclosed Garden

To the rear of the property is a pleasant enclosed garden which enjoys a large feature imprinted concrete patio which provides excellent sitting out and entertaining space. There are raised flowerbeds and steps leading up to a lawned garden, which is enclosed by a fence panelled boundary. Also having outside light and cold water tap.



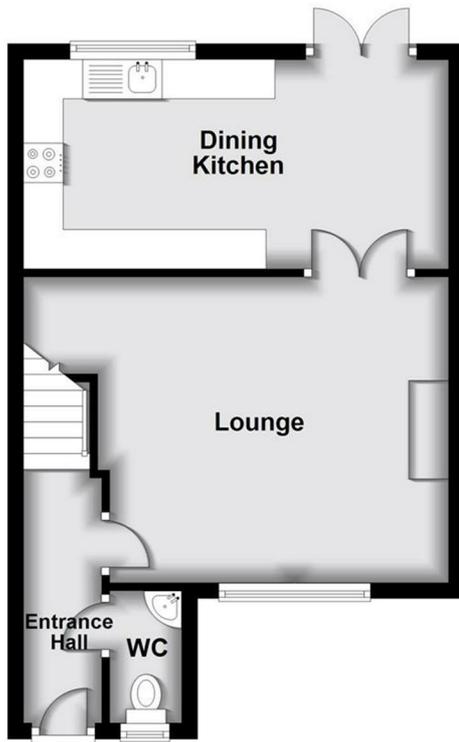
Timber Shed

9'0 x 5'0 (2.74m x 1.52m)

Having power and light.

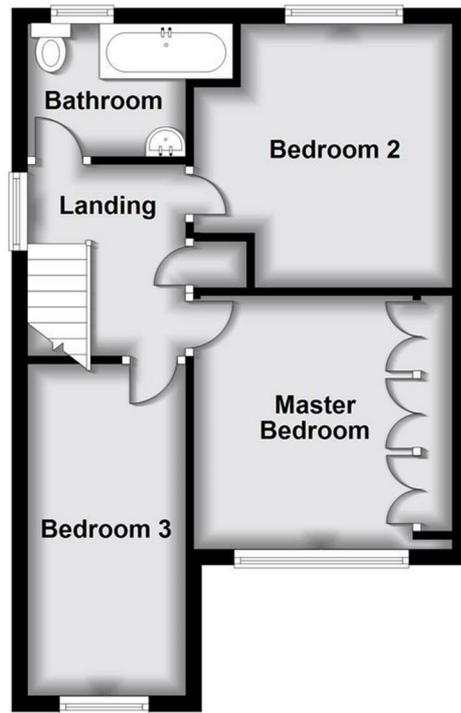
Ground Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



Total area: approx. 78.7 sq. metres (847.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan. The measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by any prospective purchaser as a guide to the layout.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(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>		
England & Wales	EU Directive 2002/91/EC	

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