



GADSBY  
NICHOLS

478 Duffield Road, Allestree, Derby, DE22 2DJ  
£499,000



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A HIGHLY APPEALING, TRADITIONAL PRE-WAR, BAY-WINDOWED DETACHED residence, enjoying a particularly favourable, mature residential location in the suburb of Allestree, within the catchment area of the highly regarded Ecclesbourne school, and close to Allestree Park. The property is available with IMMEDIATE VACANT POSSESSION, and offers an exciting opportunity for a refurbishment scheme to individual taste. The spacious interior has the benefit of gas central heating, and briefly comprises: -

GROUND FLOOR, reception hall, lounge, dining room, sitting room, breakfast kitchen, utility room, cloaks/WC/shower room, and workshop. FIRST FLOOR, landing, four double bedrooms, and bathroom. OUTSIDE, delightful generous, mature gardens of approximately 0.4-acres, and double garage. EPC E, Council Tax Band E.



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## THE PROPERTY



Early internal inspection is highly recommended for this traditional pre-war detached property, which we understand was constructed in approximately 1916, of a gable-fronted design with twin bay windows to the front. The property offers the discerning purchaser an exciting scheme for refurbishment to individual tastes, and structural extension, if so required and subject to obtaining the usual planning and building regulation approvals. The property is available with immediate vacant possession, and no chain, and comprises; reception hall, three reception rooms, breakfast kitchen, utility room, cloaks/WC/shower room, workshop, landing, four double bedrooms, bathroom, double garage, and mature gardens.

## LOCATION



The property enjoys a sought-after residential location, enjoying elevated views to the rear towards Breadsall Church and Breadsall, in the suburb of Allestree, well served by local amenities to include; day-to-day shopping, doctors and dentist surgeries, public houses, eateries, places of worship, hair and beauty salons, leisure facilities and schooling. We understand that the property falls within the catchment area of the highly regarded Ecclesbourne school, and is within minutes walking distance of Allestree Park, a local Waitrose, and a bus stop providing frequent bus services to Darley Abbey and Derby to the south, and Duffield, Belper and the Peak District to the north. Ease of access is afforded to the A38 and A52 for commuting further afield.

## DIRECTIONS

When leaving Derby city centre by vehicle, proceed along the A6 Duffield Road, continuing through Darley Abbey, then on entering Allestree the property will be found on the righthand side immediately before the Waitrose and petrol station on the lefthand side.

## VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13450.

## ACCOMMODATION

Having the benefit of gas central heating, the detailed accommodation comprises: -

### GROUND FLOOR

#### SIDE RECEPTION HALL

Having front door with original leaded-light glazed side windows, central heating radiator, and stairs to the first floor with understairs store.

#### FRONT LOUNGE

5.13m x 3.66m max (16'10" x 12'0" max)



Measurements are 'maximum into bay'.

Having bay window, brickette full-width fireplace with tiled hearth, display plinth, and open fire-grate, ceiling coving, two wall light points, central heating radiator, and opening to the: -

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## DINING ROOM

5.11m x 3.66m max (16'9" x 12'0" max)



Measurements are 'maximum into bay'.  
Having bay window to the front, brickette fireplace, ceiling coving, and central heating radiator.

## STUDY

3.66m x 3.66m (12'0" x 12'0")

Having sash window to the rear, ceiling coving, and central heating radiator.

## BREAKFAST KITCHEN

3.66m x 3.58m (12'0" x 11'9")

Having fitments comprising; two double base units, three single base units, and two double wall units, together with stainless steel sink unit with double drainer, work surface area, Rangemaster range incorporating gas hob, grill, and twin ovens, solid quarry-tiled floor, and Gloworm gas central heating boiler providing domestic hot water and central heating.

## UTILITY ROOM

2.97m x 2.69m (9'9" x 8'10")

Having work surface area with appliance space

under, plumbing for automatic washing machine, door to outside, and further door to the lobby.

## CLOAKS/WC/SHOWER ROOM

Having suite comprising; low-level WC, corner wash hand basin in vanity unit with cupboard under, and shower cubicle with Mira electric shower unit, together with window.

## LOBBY

Providing access to the: -

## WORKSHOP

4.24m x 3.63m (13'11" x 11'11")

Having window, and useful internal access door to the garage.

## FIRST FLOOR

### HALF-LANDING

Having feature, original leaded-light and stained glazed window.

### MAIN LANDING

Having access to the loft space.

### FRONT BEDROOM ONE

4.22m x 3.66m (13'10" x 12'0")

Having window to the front, and central heating radiator.

### FRONT BEDROOM TWO

4.27m x 3.66m (14'0" x 12'0")

Having central heating radiator, and window to the front.

### REAR BEDROOM THREE

3.66m x 3.63m (12'0" x 11'11")

Having central heating radiator, and window to the rear enjoying far-reaching elevated views towards Breadsall Church and Breadsall.

## REAR BEDROOM FOUR

3.66m x 3.51m (12'0" x 11'6")

Having central heating radiator, and fitted airing cupboard housing the hot water cylinder, together with window to the rear enjoying elevated views towards Breadsall and Church.

## BATHROOM

2.54m x 1.93m (8'4" x 6'4")

Having suite comprising; low-level WC, pedestal wash hand basin, and panelled bath, together with part-tiled walls, and central heating radiator.

## OUTSIDE

### FRONT GARDEN

The property is set behind a deep front garden, with stone walling, lawn, and flower borders, with long driveway affording ample car standing, and leading to the rear of the property.

### DOUBLE GARAGE

6.10m x 5.49m (20'0" x 18'0")



Large, brick double garage, having twin up-and-over doors, electric power and light, and further car standing spaces to the front.



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## REAR GARDEN



Mature rear garden of over 200-ft in depth, affording a high degree of privacy, and having paved patio, extensive lawns, shrub borders, further paved patio, vegetable garden, and orchard area with raspberry canes and fruit trees.



b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13450**

## ADDITIONAL INFORMATION

### TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

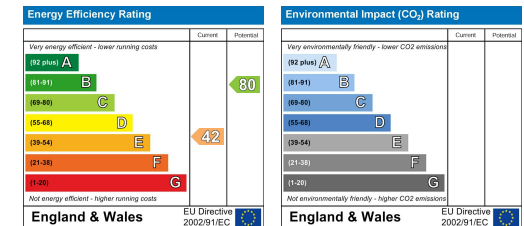
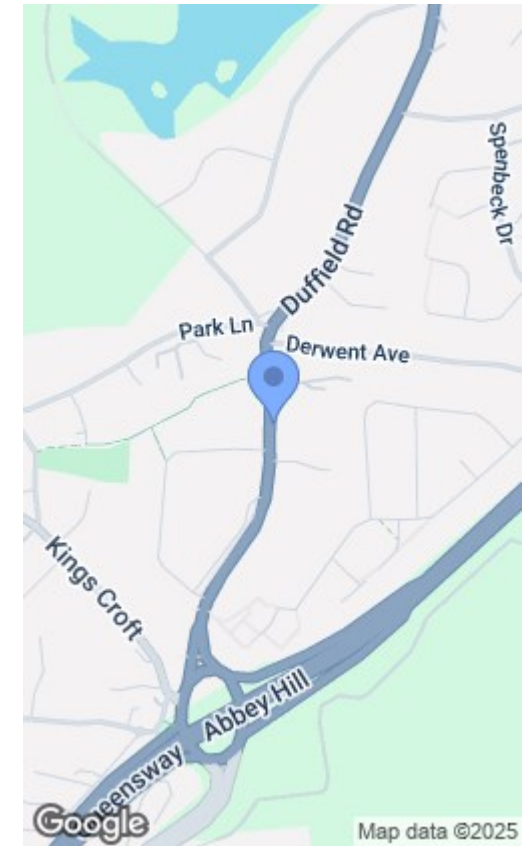
### ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;



#### PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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