


Allestree Lane

Allestree, Derby, DE22 2HR

John 
German







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£385,000

Immaculate extended detached family home with a really flexible layout. Set in the perfect family location within walking distance of local schools, shops and Allestree Park, also being located on a main bus route.

Entrance to the property is via the front porch opening into a central hallway with stairs rising to the first floor and access to the ground floor accommodation including a guest's cloakroom with a low flush WC and wash basin with vanity storage.

The main living room is open plan to the dining room and overlooks the front garden with a feature fireplace housing an electric fire set on a cobbled hearth.

The dining room has glazed doors leading into the rear sitting room which enjoys a lovely outlook over the rear garden and has access via a set of French doors. This versatile room could be used as playroom, family room, study or music room.

The dining kitchen has been extended and refitted with a range of shaker style base and eye level units with real wood work surfaces plus integrated appliances comprising fridge freezer, washing machine, dishwasher, double oven and gas hob. There is plenty of space for a breakfast table and a large picture window overlooks the rear garden together with a door leading out.

The ground floor bedroom has been converted from the original garage and runs the full depth of the property. There is plenty of room for a bed and bedroom furniture as well as a seating area where patio doors open out onto the rear garden. It also has its own en suite shower room fitted with a modern three piece suite comprising low flush WC, wash basin and shower enclosure.

On the first floor are four well-proportioned bedrooms and the main family bathroom fitted with a modern three piece suite comprising low flush WC, pedestal hand wash basin and panelled bath with shower and glass screen over.

Outside the property is set back from the road behind a lawned front garden with well stocked borders and boundary hedging. Plenty of off road parking is provided by the block paved driveway plus an additional gravelled parking space.

The rear garden is fully enclosed and mainly laid to lawn again with stunning ornamental flower beds and borders, a block paved patio, additional decked seating area with canopy roof, a vegetable patch, summerhouse, timber garden shed and concrete sectional workshop/store room.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

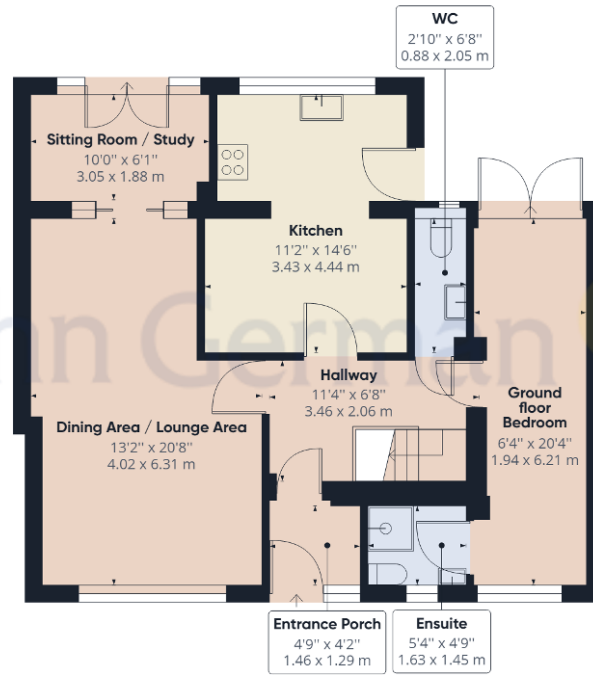
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derby.gov.uk

Our Ref: JGA/17052022

Local Authority/Tax Band: Derby City Council / Tax Band D







Ground Floor Building 1

Approximate total area⁽¹⁾

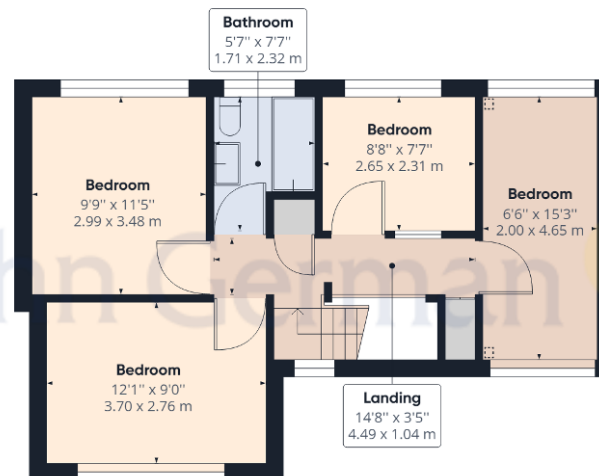
1252.61 ft²

116.37 m²

Reduced headroom


0.57 ft²

0.05 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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. John German 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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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