

Drum Close

Allestree, Derby, DE22 1JN



Ideal for a small family/professional couple is this well presented three bedroom, three storey modern townhouse enjoying a highly convenient position. No upward chain.

£215,000



John German 

An opportunity to acquire this modern well presented three storey townhouse which offers up to date living accommodation with the added benefit of gas central heating, double glazing and is offered for sale with no upward chain. The property is ideally suited to a professional couple or a couple with a small family.

Internally the accommodation provides on the ground floor, entrance hall, guest cloakroom, utility room. To the first floor is a living dining room and well appointed kitchen. The second floor leads to the main bedroom with built in wardrobes and two further bedrooms and a well appointed family bathroom. Outside, to the rear is a low maintenance teared garden offering a good degree of privacy. The property is set back from the quiet cul-de-sac behind a tarmacadam driveway leading to a single garage.

The property occupies a position within Allestree where it has fast access to the Old Allestree village with comprehensive facilities, local parks and ease of access to the A38 linking to the motorway networks of the north and is within easy access to Derby city centre.

Entrance Hall - Alarm control panel, radiator, useful understairs storage cupboard, telephone point, sealed unit double glazed window to the side. **Guest Cloakroom** - Contemporary suite comprising, low flush w.c., wash hand basin with mixer tap in chrome, radiator, extractor fan.

Utility Room - Ceramic flooring, range of fitted base storage units, roll edge work surfaces over, stainless steel sink unit, tiled splash-backs, wall mounted boiler servicing the central heating and hot water systems, plumbing suitable for washing machine, radiator, obscure double glazed and panel door to the rear garden.

On The First Floor - Half-Landing - Radiator and door to L-Shaped Living/Dining Room - Comprising:

Living Room Area - 4.64m x 2.58m (15'2" x 8'5") - Feature flame effect fire, TV and telephone points, radiator, upvc double glazed doors with Juliet balcony to the front.

Dining Room Area - 5.39m x 2.55m (17'8" x 8'4") - Double radiator, upvc double glazed window to the rear elevation.

Well-Equipped Kitchen - 2.66m x 1.99m (8'8" x 6'6") - Wood grain effect flooring, fitted base wall and drawer units, matching cupboard fronts, roll edge laminate preparation surfaces with inset sink unit, ceramic wall tiling and integrated appliances include dishwasher, electric fan assisted oven, built in four ring gas hob, stainless steel splash-back and extractor hood with variable speed fan and lighting over, sealed unit double glazed window to the rear.

On The Second Floor -

Main Bedroom One - 3.99m x 3.46m (13'1" x 11'4") - Double radiator, built in wardrobes, sealed unit double glazed windows to the front elevation.

Bedroom Two - 3.58m x 2.44m (11'8" x 8'0") - Radiator, Velux double glazed roof light to the rear.

Bedroom Three - 2.07m x 2.02m (6'9" x 6'7") - Radiator, sealed unit double glazed velux roof light to the rear elevation.

Bathroom - Suite comprising, panel bath with mixer shower over, low flush w.c., pedestal wash hand basin, cubicle with thermostatic mixer shower, tiling to main walls, radiator, shaver point, extractor fan.

Outside & Gardens - To the rear of the property is a low maintenance enclosed garden with patio and elevated seating area. A driveway to the front provides ample off road parking and leads to the:

Single Garage - 5.47m x 2.46m (17'11" x 8'0") - Metal up and over door, power, lighting and sealed unit double glazed solid pedestrian door provides access to the rear garden.

Council Tax Band - Derby City - D.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		94 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



John German
 Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB
 01332 943818
 derby@johngerman.co.uk

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