

Haddon Close

Allestree, Derby, DE22 2LU

John
German





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Offers in Region of £450,000

Detached home in a highly regarded location. Having been extended to provide very spacious, well laid out accommodation, this property is perfect for modern family living.



Entrance to the property is via spacious entrance hall with stairs rising to the first floor featuring a glass balustrade with loads of bespoke pull out downstairs storage.

The hallway leads to a spectacular breakfast kitchen fitted with a comprehensive range of base and eye level units with display shelving, under unit lighting, quartz effect work surfaces and a large ceramic double sink with mixer tap. Contrasting central island with matching worktop forming a breakfast bar with storage under, spaces have been provided for a full range of appliances, polished ceramic tiled floor with underfloor heating, window overlooking the rear garden and doors leading off to the living room and conservatory. Oak glazed double doors open into the dining room.

The dining room also features polished ceramic floor tiling with underfloor heating and overlooks the front elevation.

The living room was originally intended as a lounge/diner and is there for a lovely large room with plenty of seating space, bay window to the front elevation and French doors opening into the conservatory. A cast-iron log burner forms the focal point of the room with a rustic wooden mantel and tiled hearth.

Completing the ground floor accommodation is a large brick built conservatory with PVC double glazed windows and a polycarbonate roof, electric heating, tiled floor, ceiling fan light and French doors into the rear garden.

On the first floor stairs lead to a landing with glass balustrade, built-in airing cupboard and doors leading off to all bedrooms and the bathroom.

The family bathroom has been refitted with a modern three piece suite comprising "P" shaped panelled bath with shower over, low flush WC and a vanity washbasin with storage cupboards under, extensive tiling, chrome heated towel rail, window to the rear.

The master bedroom is a lovely large room with a bay window overlooking the front elevation and a full run of fitted wardrobes. The ensuite shower room is fitted with a full four piece suite comprising double shower, low flush WC and twin circular wash basins set on a vanity unit with matching mirrors above and built-in storage cupboards, polished tiled floor, window to the front, chrome heated towel rail.

There are three further bedrooms two of which have fitted wardrobes.

Outside the front of the property is tarmaced to provide side by side off road parking and gated access to the side leads to a fully enclosed south facing rear garden enjoying a rare degree of privacy. The generous garden is mainly laid to lawn with ornamental borders, a spacious paved patio and brick built BBQ, to the side of the garden sits a large rustic wooden cabin with a canopy over decked seating to the front. This is great bonus space suitable for a wide range of uses, has been insulated and there is power and lighting. Along the side of the property is a timber garden shed.

N.B. new boiler installed 2022 and solar panels leased from a shade greener

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.

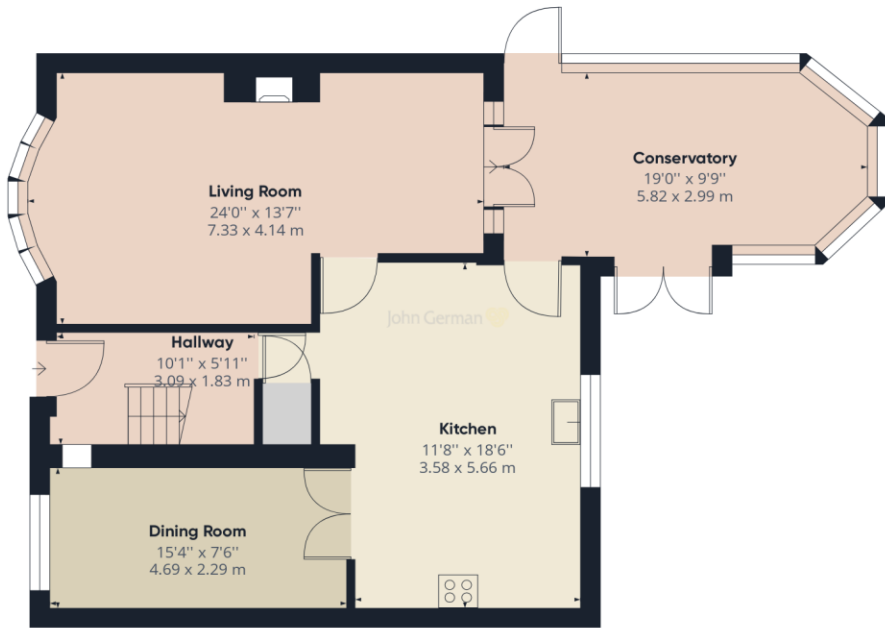
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA270623

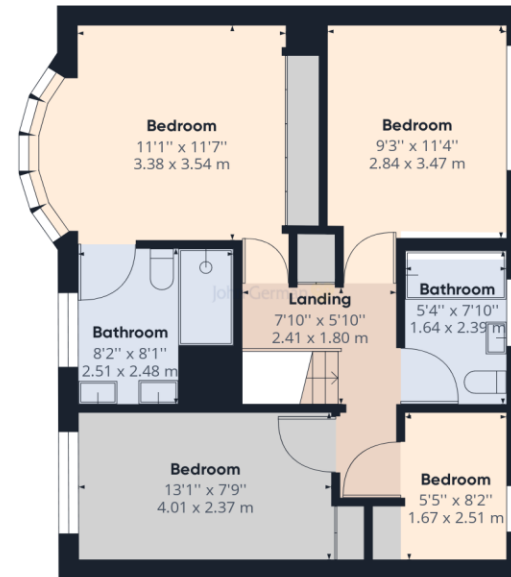
Local Authority/Tax Band: Derby City Council / Tax Band D







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1749.47 ft²

162.53 m²

(1) Excluding balconies and terraces

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	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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