

# Lens Road

Allestree, Derby, DE22 2NB

John German





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Offers in excess of £600,000

Impressively proportioned family home having been substantially extended and undergone a full “back to brick” refurbishment, finished to a very high specification throughout. Character has been poured into the interior design with a modern rustic aesthetic thoughtfully combining modern convenience with a charming homely feel and a touch of glamour.



The property is double glazed and gas centrally heated with most of the ground floor featuring reclaimed solid wood flooring and decorative beam-work. The first impression is a large entrance hall with bespoke storage/seating, fitted guest cloakroom, large open plan living/dining kitchen with lounge and dining areas sitting beneath a feature lantern roof. There is a large principal reception room to the rear of the property with access into the outdoor entertaining area and a ground floor double bedroom with en-suite shower room. The first floor semi-galleried landing has a feature balustrade, master bedroom with vaulted ceiling, walk-in wardrobe and superbly appointed en-suite shower room. There are two further double bedrooms, study room and luxury fitted four piece bathroom.

The property sits back behind an extensive driveway providing ample off road parking and giving access to a storage room. To the rear of the property is a good size south facing garden with stone patio, two-tier composite decked terrace beneath timber frame pergola, outdoor kitchen with pizza oven and barbecue (by separate negotiation), lawn, timber shed and mature trees.

Location - The property's location in Allestree gives easy access to Derby University, Markeaton Park, Derby city centre, reputable primary school and Woodlands secondary school. Enjoy some pleasant walks in the surrounding open countryside and easy access onto the A6, A38 and A52.

Entrance to the property is via a solid hardwood door which opens into an impressive entrance hall with fabulous 17th century reclaimed wood flooring and bespoke panelling incorporating storage and seating. The centre of the hallway has a built-in storage cupboard and features a dog leg staircase with cast-iron spindles and oak banister reaching up to a double height ceiling with spectacular light fitting and Velux skylight.

The guest cloaks/WC is located off the entrance hall and is fitted with a low flush WC and wash hand basin, chrome towel rail/radiator, feature wood effect wall and an extractor fan.

The spectacular open plan living and dining kitchen runs from the front of the property to the rear and is the perfect family living space featuring rustic oak effect beams and co-ordinating reclaimed wood flooring which really give this large open space some drama. The large seating area sits beneath a lantern roof light with French doors facing out onto the rear patio with great views over the rear garden whilst a very spacious dining area features a cast iron solid fuel stove with a raised hearth and rustic timber lintel.

The kitchen area overlooks the front elevation and is fitted with two tone base units with cupboard and drawer fronts plus complementary wall mounted cupboards. There are appliance spaces suitable for a large gas Range cooker, dishwasher and fridge/freezer plus an integrated microwave. A combination of quartz and solid timber worktops extend to a breakfast bar. A utility recess has plumbing for a washing machine and space for tumble dryer. Part glazed side entrance door.

There is a large separate lounge also overlooking the rear garden with French doors opening out into the outdoor covered seating area, a stove effect electric fire with steam powered living flame effect and remote control, two stylish floor to ceiling central heating radiators and decorative coving.

The guest bedroom completes the ground floor accommodation and overlooks the front elevation with an en suite shower room comprising low flush WC, pedestal wash hand basin and corner shower cubicle with integrated shower. Chrome towel rail/radiator and ceramic tiling to half wall height (full height to shower).

A carpeted staircase leads to a first floor galleried landing with a built-in boiler cupboard housing the Ideal gas fired boiler and a feature vaulted ceiling with skylight and exposed beams.

The master bedroom has a vaulted ceiling incorporating large Velux skylight and exposed beams, French doors with Juliette balcony overlooking the rear garden and a fitted carpet. The spacious dressing room is fitted with open wardrobes, shoe storage and drawers leading onto a well appointed en suite shower room that is partly tiled with a contemporary style suite comprising low flush WC, vanity unit with wash hand basin and shower cubicle with integrated shower. Towel rail/radiator, recessed ceiling spot-lighting, extractor fan and Velux skylight.

Bedroom two is a large double room with a lovely double aspect with Velux skylight and dormer window to the front, eaves storage space and a fitted carpet.

Bedroom three is also a spacious double overlooking the front elevation with feature exposed beam to high ceiling, and a fitted carpet.

The superbly appointed family bathroom has a suite comprising low flush WC, stylish free-standing bath with mixer tap, vanity unit with inset wash hand basin and drawers beneath, large walk-in shower cubicle with integrated shower over. Bespoke shelving with lighting, chrome towel rail/radiator, recessed ceiling spot-lighting, extractor fan and Velux skylight.

Finally there is a useful study located on this floor with feature panelling and rustic wood flooring.

Outside the property is set back from the road behind a wide gravelled frontage providing extensive parking softened by the addition of a small semi circular lawn with ornamental tree. There is front access to a useful built-in storage room.

To the rear of the property is a beautiful garden enjoying a southerly aspect and incorporating stone terrace with raised brick-edge border, two-tier composite decking featuring impressive timber frame pergola providing a fabulous area for entertaining friends and outdoor dining. An outdoor kitchen incorporates a barbecue, pizza oven and storage (available via separate negotiation). This gives way to a lawned garden bounded by timber fencing and mature trees. To the foot of the garden is a timber shed.

Directional Note - The approach from Derby is to proceed out of town north along the A6 to Five Lamps. Bear left onto Kedleston Road and proceed out past Markeaton Park, eventually turning left into Ypres Road and then road into Lens Road. The property will be located on the left hand side.

**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](http://www.gov.uk/government/organisations/environment-agency)  
[www.derby.gov.uk](http://www.derby.gov.uk)

**Our Ref:** JGA/27092023

**Local Authority/Tax Band:** Derby City Council / Tax Band C

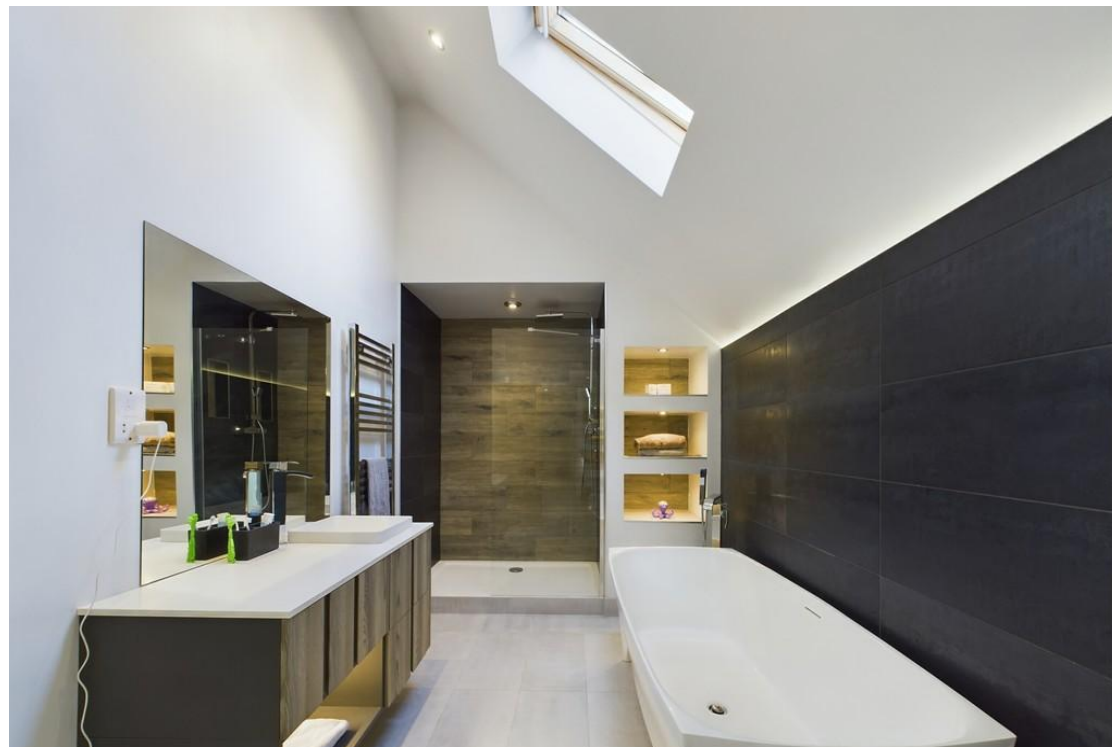


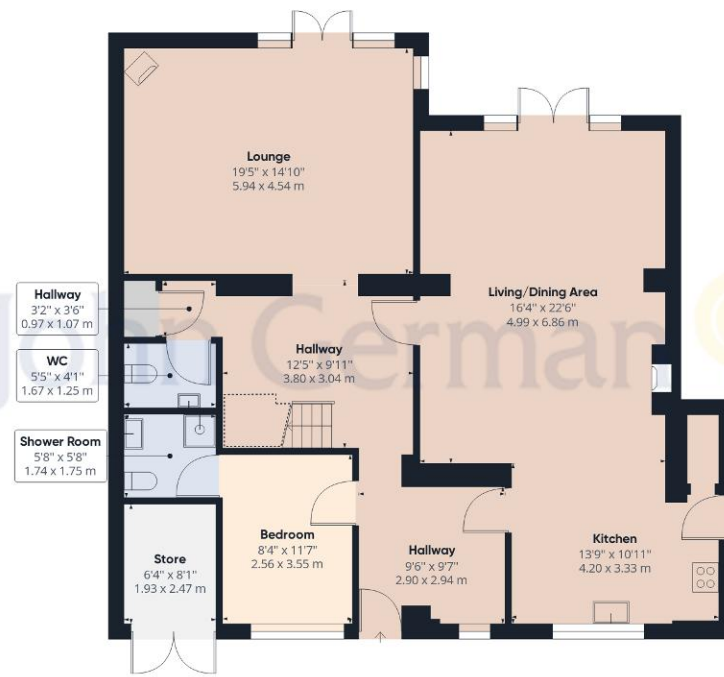




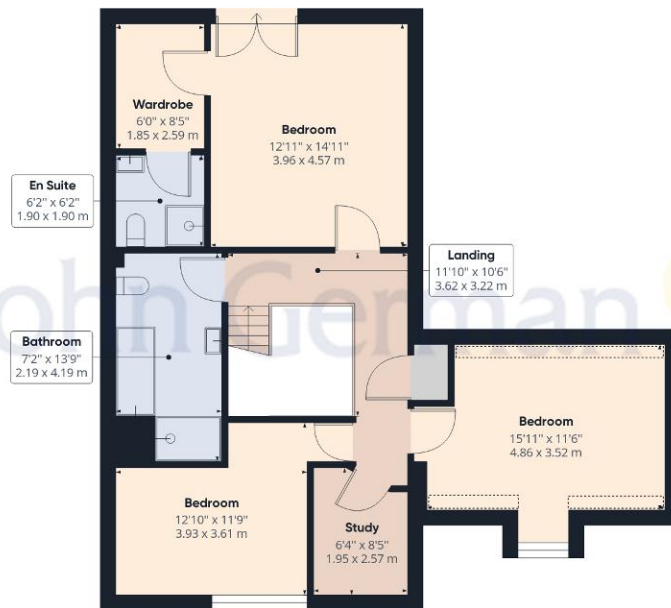








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

2146.10 ft<sup>2</sup>

199.38 m<sup>2</sup>

**Reduced headroom**

46.15 ft<sup>2</sup>

4.29 m<sup>2</sup>

(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

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### 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		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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