



Derwent Avenue
Allestree

Asking Price Of £340,000



Derwent Avenue

Allestree

LOCATED IN A QUIET CUL-DE-SAC LOCATION OF ALLESTREE, IN THE ECCLESBOURNE SCHOOL CATCHMENT AREA, THIS FOUR BED DETACHED PROPERTY MAKES A GREAT FAMILY HOME WITH A LOVELY GARDEN TO THE BACK. With a lounge, dining room, conservatory, kitchen and WC downstairs, four bedrooms upstairs and plenty of driveway parking with a garage, this house must be viewed!

On entering into the hallway there is two storage cupboards, really handy for shoes and coats. The lounge is a lovely room with a big bow window to the front allowing in lots of light, there is also a gas fire and surround. The dining room sits to the back of the house and leads through sliding doors to the conservatory which is a great space, looks out over the garden and has patio doors onto the garden also. The kitchen also looks over the garden and has plenty of worktop areas along with space for a fridge freezer, washing machine, an integrated oven and hob. Downstairs there is also a WC. Upstairs the master bedroom is a fantastic size with plenty of space for wardrobes and other clothing storage. There is a further double bedroom and two great sized single bedrooms.

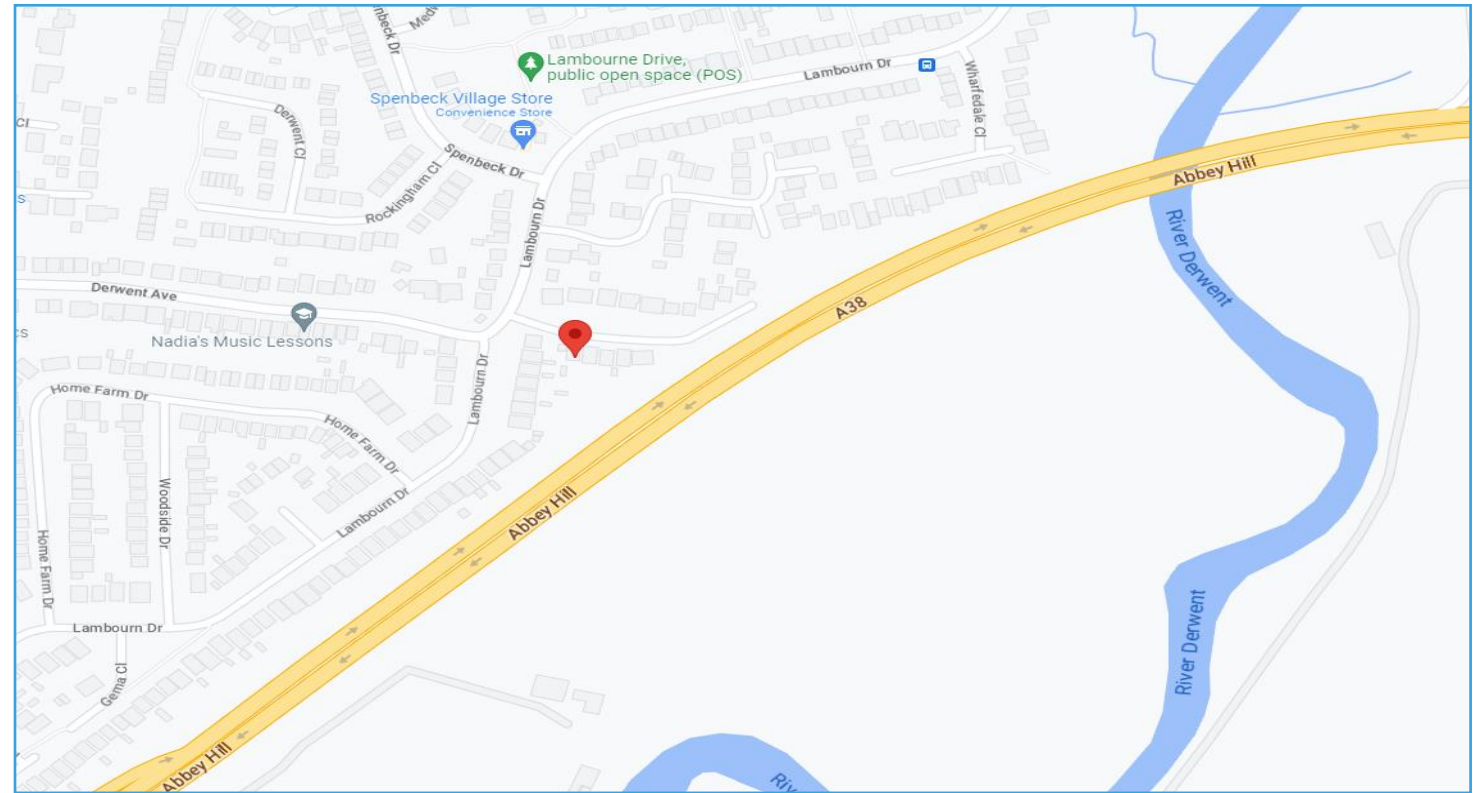
The family bathroom consists of a bath with shower over, a wash basin and a WC. Outside to the front of the property there is a driveway for at least four cars with gates to the side of the property. The driveway leads down the side to the single garage. The back garden is a great size with an area of grass and lots of patio space for outdoor dining or seating. There is also a pond in the middle of the garden which is a lovely feature.

Why you will love this home - With lots of driveway parking and a garage, a lovely conservatory as an extra sitting room and four bedrooms, this house makes a great family home!



Derwent Avenue Allestree

Allestree is a great family village with plenty of shops and other amenities. Allestree has easy access to the a38. Portway infant school is the primary school in Allestree and Woodlands secondary school. Ecclesbourne secondary school is also not far away in the adjoining village of Duffield.



EPC Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



Help for sellers

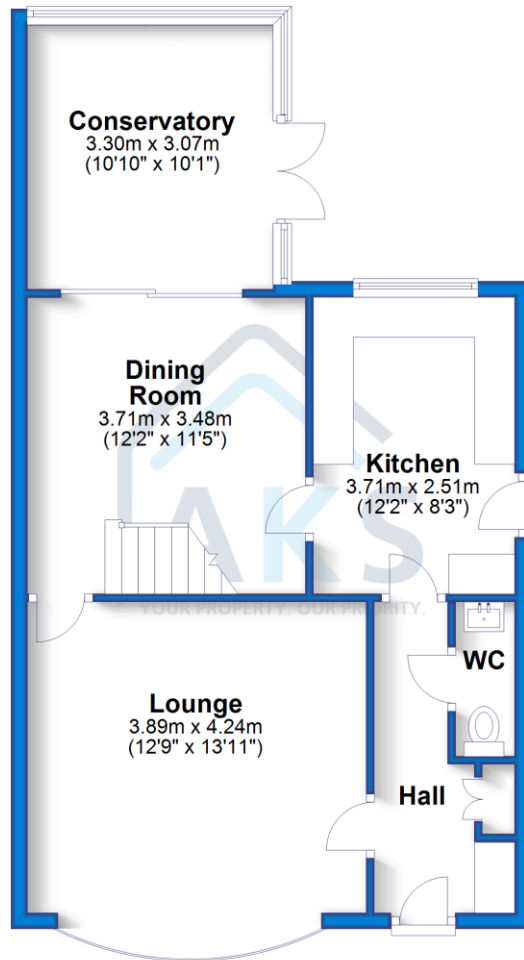
If you're thinking of selling, we'd love to help you.



The Floor Plan

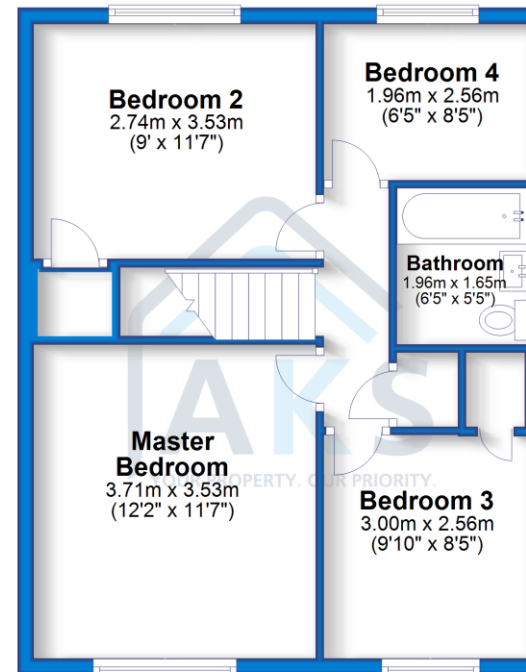
Ground Floor

Approx. 57.8 sq. metres (621.8 sq. feet)



First Floor

Approx. 48.2 sq. metres (519.0 sq. feet)



Total area: approx. 106.0 sq. metres (1140.8 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

t: 01332 303030 e: hello@aksresidential.com w: www.aksresidential.com

  @aksresidential

 The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.