

Acresview Close

Allestree, Derby, DE22 2AY

John 
German






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£700,000



This substantial family home is full of surprises with a fabulous layout including plenty of large sociable spaces as well as private spaces for when you just need a few moments peace and quiet. The property has a wrap around garden with far reaching south facing views with spectacular sunsets.

This high specification executive detached was built in 2006 by David Wilson Homes and has been refitted and extended from the original design.

Allestree is a highly regarded and vibrant suburb of Derby particularly popular with families with a full range of great amenities all in walking distance including an impressive range of shops both on Blenheim Drive but also at Park Farm Centre where there are also great leisure and health care facilities. Allestree Park and Markeaton Park are closeby with Derby University also accessible on foot. There is a regular bus service into the City Centre and beyond plus excellent transport links.

Entrance to the property is via an impressive double height hallway with stairs rising to the first floor galleried landing with an understairs cloaks cupboard, access to the ground floor living spaces and a tiled floor running through to the kitchen.

The main living room is a gorgeous room with an extravagant inglenook fireplace at the centre of the outer wall with an exposed brick chimney breast, accent lighting, a dual fuel log burner, quarry tiled hearth and windows set into the sides. Real wood flooring runs through into the garden room which is open plan and has an hexagonal roof with large sky lights allowing natural light to flood through into both rooms. Windows overlook the rear garden with one set of exterior French doors opening out onto the patio and a second set of interior French doors that open into the dining room.

The dining room forms part of a palatial "L" shaped open plan living and dining kitchen with windows overlooking the rear garden and French doors out onto the patio. There is plenty of space for a large dining table as well as social seating areas overlooking a high-end kitchen with a comprehensive range of sleek modern base and eye level units with plenty of accent lighting and leather look granite worksurfaces with matching upstands. The large central island unit has a wooded block counter top with dramatic under counter lighting, an inset induction hob, a powered hide away extractor fan and pop up power points. Kitchen appliances include an eye level "Neff" hide and slide eye level main oven with "Neff" companion oven and warming drawer, integrated dishwasher, two separate wine fridges, larder fridge and an under counter freezer.

Located off the kitchen is a useful utility room fitted with matching base and eye level units again with leather look counter tops with matching upstands, an inset sink and mixer tap. Spaces for a washing machine and tumble dryer, entrance door to the side and a tiled floor.

The kitchen links back to the hallway where there is a ground floor guest WC fitted with a low flush WC and a vanity wash basin with storage beneath.

There are two smaller reception rooms that can fulfil a multitude of purposes depending on your needs starting with the room currently used as a snug which has glazed French doors and double aspect windows. The second was intended as a ground floor study but is a lovely sized and used as a music room and overlooks the front elevation.

On the first floor the wrap around galleried landing provides access to the bedrooms and family bathroom with a lovely little reading area next to a front facing window. There is a large double airing cupboard providing storage.

The opulent master suite starts with its own entrance hall with a window to the side and doors leading into the main bedroom area and off to the en suite.

The large en suite shower room features a walk-in shower with hand shower attachment and rain shower head, low flush WC and twin wash basins set on a floating vanity unit providing storage, inset mirror and accent lighting, extensive tiling and window to the side.

The "L" shaped bedroom area has velux skylights and a Juliette balcony window and leads onto a walk in dressing room.

The second bedroom/guest bedroom is an excellent size with fitted wardrobes and an en-suite shower room fitted with a shower enclosure, low flush WC and pedestal wash basin.

There are two further excellent double bedrooms all with fitted furniture and far reaching countryside views and a fifth good sized single bedroom.

The family bathroom completes the internal accommodation fitted with a full four piece suite comprising panelled bath, separate shower enclosure, concealed flush WC and vanity wash basin with built-in storage, back light mirror, chrome heated towel rail.

Outside the property is located in a tucked away corner position with low maintenance gravelled beds set with herbaceous shrubs. There is a spacious double width driveway with turning space providing off road parking and access to the spacious double garage that has power and lighting connected with twin double skinned electric doors and a courtesy door to the side.

There is gated access to the rear garden between the garage and the house, and on the opposite side of the garage is a timber garden shed. There are raised vegetable beds, lawns wrap around the side and rear of the property, with paving also wrapping around the house and extending out to form an extensive paved patio area adjacent to the garden room and a second decked seating area at the end of the garden making the most of the spectacular views as the garden sits in an elevated position providing excellent privacy, backing onto playfields with rolling Derbyshire countryside beyond all the way out to the Kedleston Estate.

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

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JG/06062024

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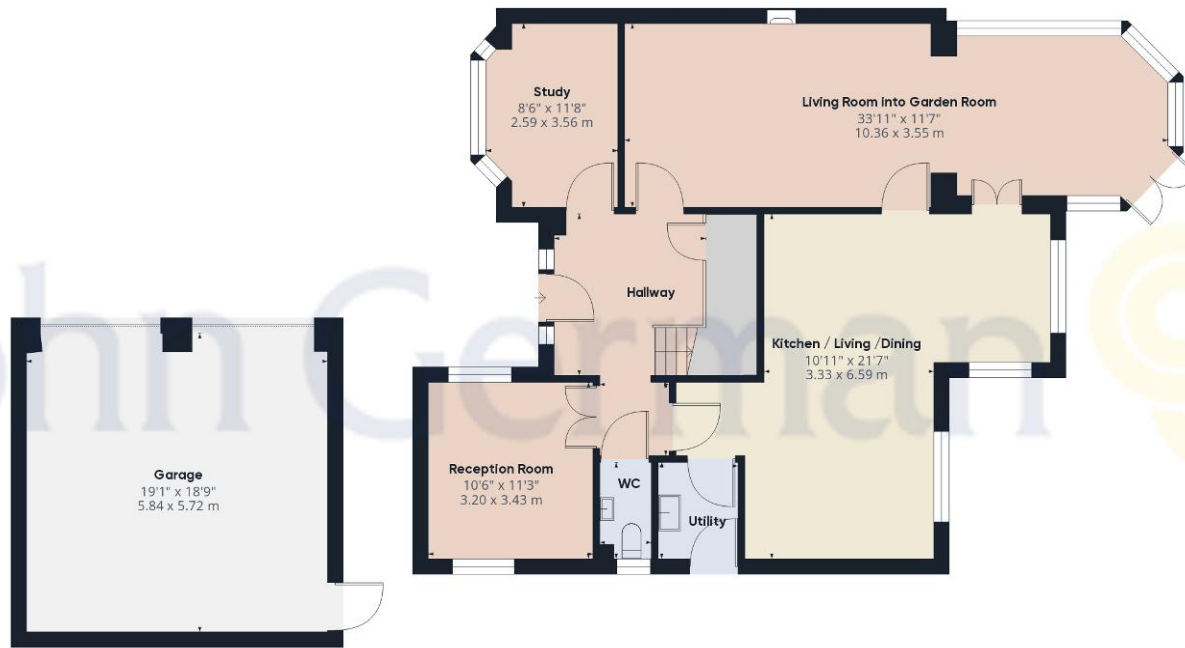


peace.

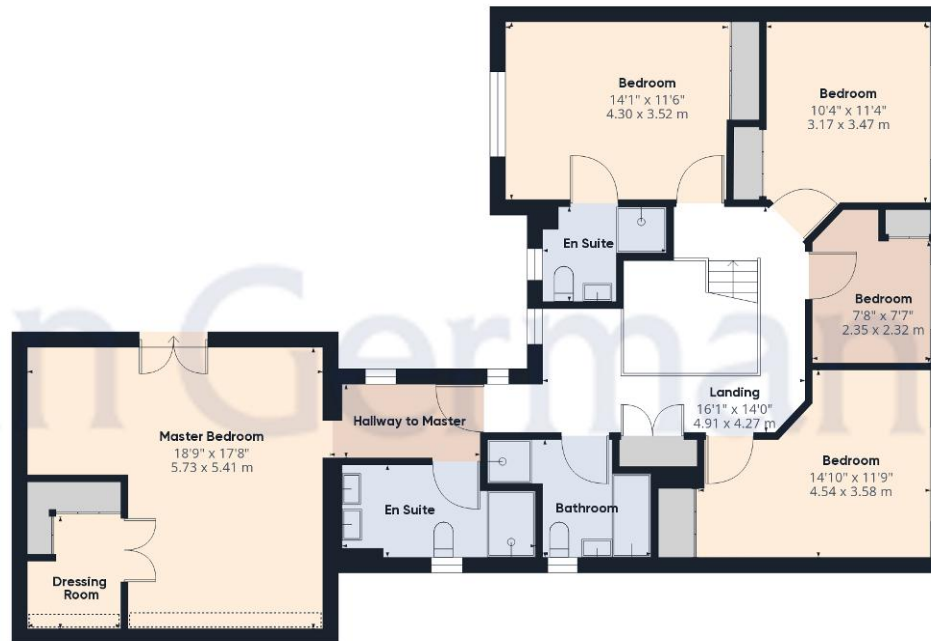








Ground Floor



Floor 1

Approximate total area⁽¹⁾

2754.39 ft²

255.89 m²

Reduced headroom

17.61 ft²

1.64 m²

(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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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