

Liskeard Drive

Allestree, Derby, DE22 2GW

John German





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£350,000

Extended detached home located in a corner position with a large beautifully landscaped and private rear garden. Extremely versatile accommodation with stacks of ground floor living space, perfect for a large busy family, four bedrooms, guest ensuite and family bathroom.

This extended detached home is located in a corner position with a large beautifully landscaped and private rear garden. Extremely versatile accommodation with stacks of ground floor living space that is perfect for a large busy family including four bedrooms, guest ensuite and family bathroom.

Liskeard Drive is located very close and within easy walking distance of Portway Junior School, Woodlands Secondary School and Blenheim Parade of shops as well as Allestree park to name just a few of the excellent local amenities surrounding the property. Allestree renowned for its great amenities with Park Farm shopping centre also nearby which offers an excellent range of shops and eateries. A regular bus service runs through Allestree into Derby City centre and there are excellent transport links via the A6 and A38/A50.

Centrally heated and double glazed throughout with internal accommodation comprising an entrance hall with stairs rising to the first floor landing, a window to the side and doors leading off to the ground floor living accommodation. The main living room is an excellent size, originally built as a lounge diner prior to the addition of the garden room with a window to the front and a feature fireplace incorporating a cast-iron log burner with tiled hearth and wooden mantle over. Patio doors open into the garden room which is fitted with a "warm" roof, with windows on all sides overlooking the rear garden and a set of patio doors leading out to the garden. The breakfast kitchen is fitted with an extensive range of high gloss base and eye level units with roll edge worksurfaces extending to form a breakfast bar, inset stainless steel sink unit, built-in eye level double oven and halogen hob, spaces for a fridge freezer and stackable washing machine and tumble dryer plus a built-in pantry cupboard. Two windows and a set of French doors provide plenty of natural light as well as views over the garden. A small lobby area runs off the kitchen with hanging space for coats and leads into the ground floor guest WC fitted with a concealed flush WC, washbasin and window to the front.

On the first floor a central landing has doors to the bedrooms and the family bathroom which is fully tiled and fitted with a "P" shaped panelled bath with shower over, low flush WC and a pedestal washbasin. The master bedroom overlooks the rear garden and has fitted wardrobes whilst bedroom two will take a double bed if required and fitted with an en-suite shower room comprising low flush WC, pedestal washbasin and a corner shower enclosure. Bedroom three is also a double room leaving bedroom four which is a single room with a fitted wardrobe built-in over the stair header to maximize the available floor space.

Outside the property is located at the head of the cul-de-sac with a smart block paved driveway providing off road parking for 3 to 4 vehicles as well as access to the garage which has excellent workshop/hobby space at the rear. Gated access opens into the sizable rear garden that enjoys an excellent degree of privacy being mainly laid to lawn with ornamental borders, a paved patio area and interconnecting pathways. The garden features a large ornamental pond at one end with water features and a decorative wooden bridge whilst at the opposite end of the garden is a block built summerhouse with French doors.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 D

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

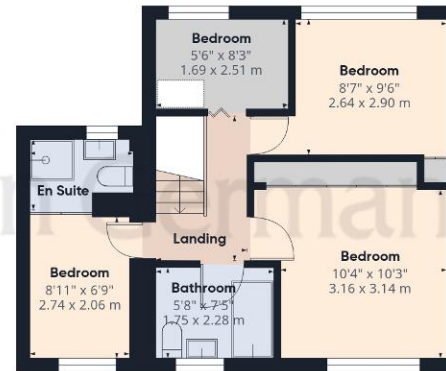
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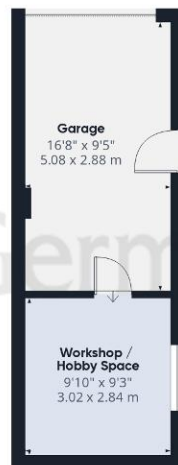




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1303 ft²

121.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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