

Barden Drive

Allestree, Derby, DE22 2AL

John German





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£515,000

Bay fronted period detached family home. Thoughtfully extended in recent years to create a stylish and flexible living space showcasing a light filled open plan breakfast kitchen with a spectacular box bay window and window seating, overlooking a private landscaped garden.



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Beautifully presented throughout and benefitting from uPVC double glazing and central heating, Barden Drive is conveniently situated to access local amenities including shopping at Park Farm Centre and Blenheim Parade, local schools, the university, recreational facilities such as Darley Park and Allestree Park, public transport routes and useful road links via the A6, A52, A38 and A50 networks, giving access to the M1.

Entrance to the property is via a brick archway leading to a storm porch with a composite entrance door having stained glass panels, that opens into a bright and spacious entrance hall. The door is surrounded by opaque glazed leaded windows. The hallway retains the original wood flooring, which is in lovely condition, whilst stairs lead to the first-floor landing with under stairs storage.

The front facing lounge is flooded with natural light from the large bay window and features a handsome fireplace with wooden surround and houses an inset log burner effect gas fire.

The stylish breakfast kitchen is located to the rear of the house and fitted with high quality base and eye level units with marble effect work surfaces and tiled splashbacks. The worktop extends to form a breakfast bar. Included is a polished stainless steel range style cooker with extractor hood over and a contemporary splashback. The stunning box bay window features a window seat and frames beautiful views over the rear garden; this is a lovely spot in which to relax and enjoy a morning coffee or for a bit of a gossip during parties with friends. The kitchen leads onto a further kitchen area with matching units and work surfaces, stainless steel sink unit, an American fridge freezer and space for washing machine, dishwasher and tumble dryer.

A double-glazed entrance door leads out into the side boot room/porch, which is perfect for muddy boots. The boot room also leads to the stylish guest WC with low flush WC and hand wash basin.

On the opposite side of the kitchen is a large living/dining room, with space for soft furnishings and a set of large double doors which lead out onto the rear garden with an electric awning over, and a courtesy door into the garage.

On the first-floor, stairs lead to a split landing with a lovely master bedroom having built-in wardrobes and a well-appointed en-suite shower room fitted with a generous shower, low flush WC, pedestal wash basin and two built-in storage cupboards.

There are three further well-proportioned bedrooms and a most generous family bathroom fitted with a four-piece suite comprising separate shower cubicle, double ended free standing bath, pedestal wash basin and a low flush WC.

To the front of the property is a generous block paved driveway providing ample off-road parking for two cars and giving access to the integral garage. The front garden features a beautifully manicured Cotoneaster hedge and a specimen tree. It is important to note that the property sits on the left-hand side of Barden Drive when approached off Ferrers Way and backs onto gardens to the rear, and not onto the A38. Consequently, the garden is a lovely tranquil space in which to relax or to entertain. Beautifully landscaped and fabulously private with mature planting, a well-kept lawn, and paved patio areas dotted around the garden providing plenty of different outdoor seating options. Included in the sale is a quaint little summer house and a timber garden shed.

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.

Property construction: Standard. **Parking:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

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

Broadband type: 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 E

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

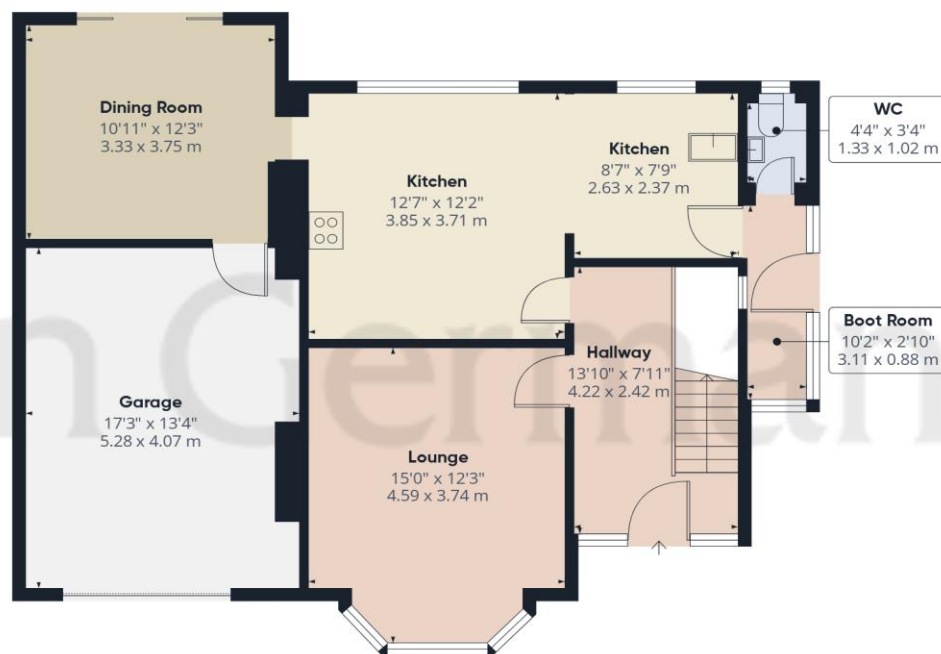
Our Ref: JGA/21102025

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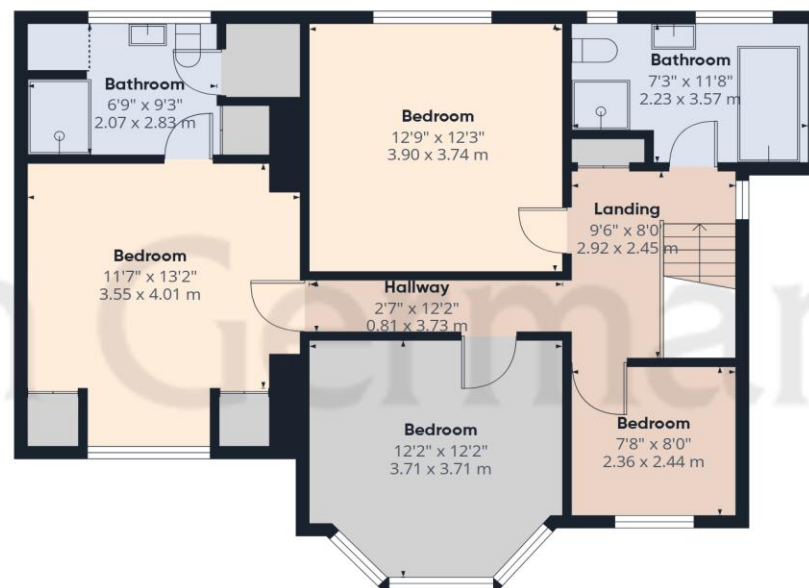
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1745 ft²

162 m²

Reduced headroom

6 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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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.

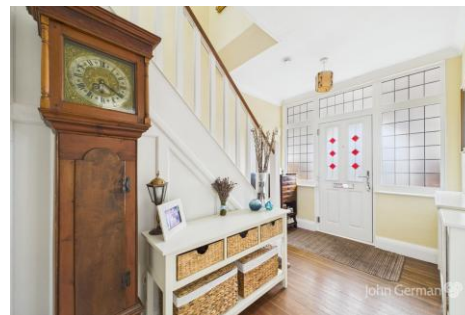
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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