



Quarn Drive
Allestree Derby

burchell
edwards



Property Description

Offered for sale with NO UPWARD CHAIN is this well cared for three bedroom semi detached home situated in the desirable location of Allestree having excellent nearby schools and amenities. The accommodation is positioned on a quiet cul-de-sac, is in need of modernisation and in brief comprises, entrance hall, lounge, dining room, kitchen, while to the first floor there are three bedrooms and a shower room. Externally there is a small garden stocked with flowers, bushes and shrubs with a tarmac driveway providing off road parking leading to a detached garage. To the rear there is an enclosed rear garden with a raised paved seating area to enjoy and steps down to a lawned area stocked with a further arrangement of beautiful flowers, bushes and shrubs. Viewings are strongly recommended.

Entrance Hallway

The property is accessed via UPVC double glazed door to the front elevation leading into the hallway where there is stairs off leading to the first floor, understairs storage, a radiator, wood panelled doors off to:-

Dining Room

Having UPVC double glazed sliding door to the rear, gas coal effect fire and a radiator

Lounge

Having UPVC double glazed bay window to the front elevation, a radiator and gas coal effect fire.

Kitchen

Having door opening to the W.C, wall and base units with work surfaces over, gas hob, electric oven, space for an under counter fridge, inset stainless steel sink and drainer, tiled splashbacks, UPVC double glazed window to the rear elevation and UPVC double glazed door to the side.

Cloakroom

Having low level W.C, wash hand basin and obscured UPVC double glazed window to the side.

First Floor Landing

Having loft access, obscured UPVC double glazed window to the side and wood panelled doors off leading to:-

Bedroom One

Having UPVC double glazed window to the front elevation, a radiator, fitted wardrobes and picture rail.

Bedroom Two

Having UPVC double glazed window to the rear and a radiator.

Bedroom Three

Having UPVC double glazed window to the front elevation and a radiator.

Shower Room

Having an electric shower cubicle, low level W.C, pedestal wash basin, obscured UPVC double glazed window to the rear, tiled splashbacks, a radiator and an airing cupboard.

Outside

To the front of the property is a low maintenance garden with an arrangement of flowers, bushes and shrubs with gated side access leading to the rear and a driveway providing off road parking.

To the rear is an enclosed garden with fenced and hedge boundaries, trees, bushes and shrubs, laid lawn section, paved seating area, outside tap and brick built storage unit.

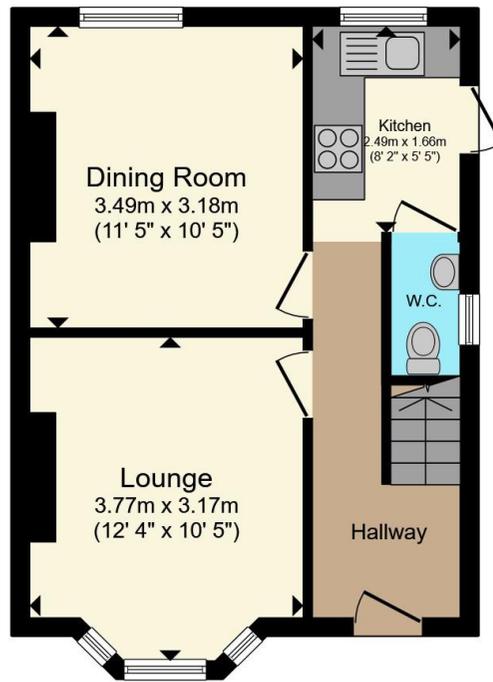
Garage

Having double doors, power, lighting, plumbing for a washing machine and door to the side elevation.

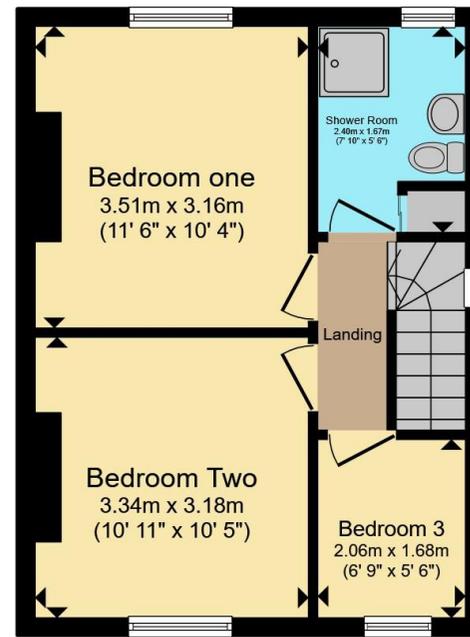








Ground Floor



First Floor

Total floor area 68.7 m² (739 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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1-3 Bridge Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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Property Ref: BEL206400 - 0002