



5 Evans Avenue, Allestree, Derby, DE22 2EL Offers Around £629,950

- Traditional Property of Style and Character
- Close To Allestree Park, Golf Course and Lake
- Magnificent Kitchen/Dining/Family
- Four Bedroom, Two En suites, Family Bathroom
- Large Driveway, Single Garage
- Extended Accommodation
- Lounge, Dining Room, Study
- Utility, Cloakroom
- Private Landscaped Garden
- Very Sought After Location

CLOSE TO ALLESTREE PARK & LAKE - Beautifully presented extended traditional four bedroom detached property of style and character with large driveway and private rear garden.

The property's location on the very sought after Evans Avenue means the delightful Allestree Park, Lake, golf course and nature reserve are within a short stroll from this property.

Allestree itself is a very popular residential suburb of Derby, approximately 3 miles from the city centre and provides an excellent range of local amenities including the noted Park Farm shopping centre, excellent local schools and regular bus services.

Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park together with Kedleston Golf Course. Excellent transport links are close by and fast access onto the A6, A38, A50 linking to the M1 motorway. The location is convenient for Rolls Royce, Derby University, Royal Derby Hospital and Toyota.

Ground Floor

Entrance Hall

14' x 7'4" (4.27m x 2.24m)

With original hardwood arched entrance door with inset window, tiled flooring, deep skirting boards and architraves, high ceiling, spotlights to ceiling, radiator, telephone point, PVCu double glazed window with leaded finish to side and staircase leading to the first floor with attractive balustrade.



Lounge

22'10" x 12' (6.96m x 3.66m)

Enjoying a dual aspect with chimney breast incorporating feature fireplace with surrounds with inset Living Flame gas fire and raised hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, two radiators, PVCu double glazed window with leaded finish with aspect to front, internal double opening half glazed doors opening into entrance hall, sliding double glazed patio door opening onto rear garden.



Family/Games Room

14'7" x 6'8" (4.45m x 2.03m)

With radiator, PVCu double glazed window with aspect over rear garden.

Study

7'11" x 6'10" (2.41m x 2.08m)

With radiator, PVCu double glazed window with leaded finish with aspect to front.

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Dining Room

13'1" x 10'11" (3.99m x 3.33m)

With chimney breast with featured fireplace with surrounds and hearth, deep skirting boards and architraves, high ceiling, coving to ceiling with centre rose, tiled flooring, radiator, PVCu double glazed window with leaded finish and aspect to front and open square archway leading back into the entrance hall and easy access into the large kitchen/dining room.



Large Kitchen/Dining/Family Room

27'4" x 23'9" x 21'4" overall (8.33m x 7.24m x 6.50m overall)



Dining/Family Area

With limestone travertine tiled flooring, high ceiling, radiator, spotlights to ceiling, two matching Velux double glazed windows, four PVCu double glazed windows, PVCu double glazed French doors opening onto private rear garden and hot tub included in the sale at a successful sale price and open space leading back into the kitchen area.



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Kitchen Area

With single stainless steel inset sink unit with mixer tap, base units with drawer and cupboard fronts, attractive matching travertine limestone tiles splash-backs, wall and base fitted units with matching granite worktops, Leisure Range Master 110 cooker with stainless steel extractor hood over, plumbing for dishwasher, space for American style fridge/freezer, space for tall wine cooler, central fitted breakfast island incorporating matching table, spotlights to ceiling, open space leading into the dining/family area, matching travertine limestone tile flooring, half glazed internal door, large bespoke wine rack and chrome radiator.



Utility Room

9'5" x 6'7" (2.87m x 2.01m)

With circular inset stainless steel sink unit with mixer tap, wall and base units with matching worktops, plumbing for automatic washing machine, chrome towel rail/radiator, matching travertine limestone tile flooring, spotlights to ceiling, PVCu double glazed door giving access to side.

Cloakroom

5'9" x 2'10" (1.75m x 0.86m)

With W.C, matching limestone travertine tile flooring, fully tiled walls, radiator and panelled door with chrome fittings.

First Floor Landing

With matching balustrade, radiator, PVCu double glazed window with leaded finish and aspect to front and access to roof space.

Bedroom 1

16'5" x 12'2" (5.00m x 3.71m)

With a good range of fitted wardrobes, two radiators, deep skirting boards and architraves, high ceiling, spotlights to ceiling, attractive laminated flooring, PVCu double glazed window with leaded finish and aspect to front, PVCu double glazed window with aspect over private rear garden, open square archway leading to dressing room and internal panelled door.



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Dressing Room

8'4" x 6'10" (2.54m x 2.08m)

Again with a good range of fitted wardrobes, matching attractive laminated flooring, featured wall papered wall, open square archway leading back into the bedroom, spotlights to ceiling, PVCu double glazed window with aspect over private rear garden and internal panelled door giving access to en-suite.

En-suite

6'9" x 5'11" (2.06m x 1.80m)

In white with double shower cubicle with shower, twin wash basins with chrome fittings with fitted storage cupboards beneath and fitted mirrors above with illuminating lights, additional fitted storage cupboard, W.C, fully tiled walls and matching tiled flooring, radiator, spotlights to ceiling, extractor fan, PVCu double glazed obscure window with leaded finish.

Bedroom 2

12'3" x 8'1" (3.73m x 2.46m)

With laminated flooring, two radiators, spotlights to ceiling, deep skirting boards and architraves, high ceiling, PVCu double glazed window with leaded finish and aspect to front and internal panelled door.



En-suite 2

6'7" x 5'1" (2.01m x 1.55m)

In white with corner shower cubicle with electric shower, fitted wash basin with fitted storage cupboard beneath, low level WC, fully tiled walls, laminated flooring, heated chrome towel rail/radiator, spotlights to ceiling, PVCu double glazed obscure window and internal panelled door.



Bedroom 3

11' x 8'6" (3.35m x 2.59m)

With attractive laminated flooring, radiator, PVCu double glazed window with leaded finish with aspect to front and internal panelled door.

Bedroom 4

10'10" x 7'6" (3.30m x 2.29m)

With radiator, deep skirting boards and architraves, high ceiling, PVCu double glazed window with leaded finish with aspect to rear and internal panelled door.

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Bathroom

8'10" x 7'1" (2.69m x 2.16m)

In white with bath with chrome fittings including chrome shower over with shower screen door, fitted wash basin with chrome fittings with fitted storage cupboard beneath, W.C, fully tiled walls with matching tiled flooring, high ceiling, spotlights to ceiling, fitted illuminated mirror, designer radiator, two matching PVCu double glazed obscure windows and internal panelled door.



Private Enclosed Rear Garden

The property benefits from a private sunny and not directly overlooked landscaped rear garden. From the large kitchen/dining room/family room is a raised decking area providing a pleasant sitting out and entertaining space which continues towards the bottom of the garden again providing further pleasant sitting areas. There are shaped lawns with raised flower beds with sleepers, rockery. Children's summer house included in the sale. There is side access with gates and also provides storage for wheelie bins. Outside lights and cold water tap.



Excellent Driveway

The property is set back from the pavement edge and grass verge by a large tarmac driveway providing an in and out system. The tarmac driveway incorporates a brick retaining wall with wrought iron railings and provides car standing spaces for approximately 7/8 cars.




Integral Garage

15'7" x 8'8" (4.75m x 2.64m)


With power, lighting, wall mounted Worcester Greenstar boiler, integral door giving access to the property itself and up and over metal front door.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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