



39 Spenbeck Drive, Allestree, Derby, DE22 2UH Offers In Excess Of £375,000

- A Family Detached Property
- Ecclesbourne School Catchment Area
- Lounge, Dining Room, Study
- Pleasant Gardens
- Located off Ford Lane
- Close To Allestree Park, Golf Course & Lake
- Potential To Extend and Loft Conversion
- Four Bedrooms, En-suite, Family Bathroom
- Driveway, Garage Store
- Spacious Accommodation

ECCLESBOURNE SCHOOL CATCHMENT AREA - A most spacious four bedroom family detached property with pleasant garden, set within this much sought after position off Ford Lane close to Allestree Park & Lake.

The property offers generous well proportioned rooms and has gas central heating, double glazing and in brief comprises: entrance hall, cloaks w.c, lounge, dining room, study and kitchen. The first floor landing leads to four bedrooms and family bathroom. The master bedroom also has an en-suite wet-room.

It also offers excellent potential to extend the property to the rear and loft conversion (subject to planning permission)

The property occupies a very sought after mature residential location on Ford Lane located a short walk away from the delightful Allestree Park, Lake, golf course and nature reserve.

Allestree 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.

Entrance Hall

with laminate flooring, radiator, TV point, wood unit double glazed window to the side elevation, smoke alarm, coving to ceiling and stairs leading to the first floor landing.

Cloakroom

Low level w.c., wall mounted wash hand basin, laminated flooring, radiator, alarm keypad, coat rail and UPVC obscure double glazed window to the front elevation.

Lounge

16'9 x 12'10 (5.11m x 3.91m)

Feature recessed fireplace with marble surround and shelf with inset gas coal effect living flame gas fire, TV and telephone points, coving to ceiling, two radiators and double glazed sliding patio doors giving access to the rear garden.



Dining Room

14'1 x 12'6 (4.29m x 3.81m)

With wood unit double glazed windows to the front and side elevation, understairs storage cupboard, coving to ceiling and two radiators.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract.

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Study

10'8 x 9'4 (3.25m x 2.84m)

With laminate flooring, TV point, radiator, coving to ceiling and wood unit obscure double glazed window to the side elevation.



Kitchen

12'5 x 9'10 (3.78m x 3.00m)

With a range of maple effect fronted wall base and drawer units with roll edged laminated work surface over, acrylic 1 ½ inset sink drainer unit with mixer tap, plumbing for automatic washing machine and dishwasher, double electric oven, halogen four ring hob with extractor hood over, tile splash-backs, UPVC double glazed window to the rear elevation and UPVC double glazed doorway giving access to the side pathway.



First Floor Landing

With access to a large loft space with power and light (potential loft conversion subject to planning permission)

Master Bedroom

20'5 into wardrobes x 9'7 into wardrobes (6.22m into wardrobes x 2.92m into wardrobes)

Built in wardrobes, cupboards, radiator, UPVC double glazed window to the front elevation and useful storage cupboard over the stairwell and internal door leading to en-suite wet room.



En-suite Wet Room

6'5 x 5'2 (1.96m x 1.57m)

With a concealed cistern low flush w.c, wall mounted ceramic sink unit with mixer tap and contrasting wood effect drawer unit below, ceramic tiled floor, full ceramic tiling to the walls, shower area with glass shower divide, recessed shelving built into the walls with feature lighting, large wall mounted mirror, chrome heated towel rail, recessed LED downlighters, extractor fan and UPVC obscure double glazed window to the front elevation.



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Bedroom Two

12'10 x 10'1 (3.91m x 3.07m)

With radiator and UPVC double glazed window to the rear elevation.



Bedroom Three

12'7 x 9'11 (3.84m x 3.02m)

With radiator and UPVC double glazed window to the rear elevation.



Bedroom Four

12'5 x 7'11 (3.78m x 2.41m)

With radiator and UPVC double glazed window to the front elevation.



Family Bathroom

8'4 x 5'10 (2.54m x 1.78m)

Concealed cistern low level w.c., wall mounted ceramic wash hand basin with wood effect drawer unit below, tiled in bath with recess shower unit with rain shower above, folding shower screen, quality ceramic tiling to the walls, wood effect tiling to the floor and feature underfloor heating, heated chrome towel rail/radiator, recess LED down-lighters, built in shelving unit with glass shelves and wood effect base and feature patterned tiling to one wall.



Front Garden

To the front of the property is a lawned garden with shrubs, pathway leading to gated access to the side and provides space for wheelie bins etc.

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Rear Garden

To the rear of the property is a paved patio with steps leading to a raised level lawn with planting borders, rockery style border with trees, plants and shrubs. The garden is enclosed by a fenced panelled boundary.



Driveway

A driveway provides car standing spaces for two cars.

Garage Store

8'9 x 6'7 (2.67m x 2.01m)

With up and over door, power, light and a useful storage area.

Directions

Leaving Derby City centre along Duffield Road (A6) continue straight ahead and at the next two roundabouts continue along Duffield Road. After passing the petrol station on the left hand side continue down the hill and take the first turning right into Ford Lane and right again onto Spenbeck Drive and the property will be located on the right hand side as indicated by our for sale board.

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Ground Floor



First Floor



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	76
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	61	72
England & Wales	EU Directive 2002/91/EC 	

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