

Ford Lane, Allestree, Allestree, Derby. DE22 2EY

£585,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -



PROPERTY DESCRIPTION

Impressive four bedroom detached family home set back from the road and enjoying spacious accommodation throughout. The L-shaped inviting entrance hall provides access to the dual-aspect lounge with patio doors overlooking the delightful rear garden. Study/ playroom providing additional ground floor accommodation. Re-fitted stylish kitchen with integrated appliances and having an open-plan aspect into the dining area. The ground floor is completed by a utility room and WC. To the first floor there is a master bedroom with en-suite shower room, three further bedrooms; all with storage. Re-fitted shower room with white suite and contemporary tiling.

Driveway providing ample off-road parking, garage and established rear garden enjoying a good degree of privacy. Ford Lane is a fantastic location with excellent amenities, reputable schools, the picturesque Allestree Park and highly convenient for Derby City and major routes. Must be viewed to be truly appreciated.

FEATURES

- Perfect family home
- Light & airy lounge overlooking rear garden
- Re-fitted kitchen with open-plan aspect to dining area
- Office/ playroom creating further ground floor accommodation
- Master bedroom with en-suite shower room
- Three further bedrooms; all with storage
- Re-fitted shower room
- Generous driveway leading to integral garage
- Beautiful established rear garden
- Envious location on the edge of Allestree



ROOM DESCRIPTIONS

Ground Floor

Entrance

1.43m x 2.31m (4' 8" x 7' 7") The property is approached via a PVCu double glazed exterior door with complementary side panels into the entrance with double doors leading into:

L-shaped Entrance Hall

1.51m x 3.69m (4' 11" x 12' 1") with ceiling light points set within ceiling roses, coving to ceiling, central heating radiators, wood effect flooring, stairs leading to the first floor and door into:

Ground floor WC

0.88m x 1.73m (2' 11" x 5' 8") appointed with a white two-piece suite comprising of a wash hand basin and WC. Ceiling light point, full-height tiling to walls, floor tiling and window to front elevation.

Lounge

3.89m x 6.54m (12' 9" x 21' 5") Enjoying a dual aspect with double glazed bow window to fore and double glazed sliding patio doors overlooking the beautiful rear garden. The focal point of this light and airy room is a feature fireplace with coal effect gas fire. Ceiling light points with ceiling roses, coving to ceiling and central heating radiator.

Office

2.40m x 3.24m (7' 10" x 10' 8") With ceiling light point, central heating radiator and double glazed window to front elevation.

Dining Area

3.15m x 3.66m (10' 4" x 12' 0") with ceiling light point with ceiling rose, coving to ceiling, central heating radiator and double glazed window to rear elevation. Open plan into:

Kitchen

2.37m x 4.29m (7' 9" x 14' 1") re-fitted with a matching range of stylish eye and base level units with underlighting. Granite worktops over incorporating a gas hob with matching extractor and stainless steel sink unit with mixer tap. Built-in eye level double oven, integrated dishwasher & fridge. Ceramic splashback tiling, recessed spotlights to ceiling, central heating radiator and double glazed window to rear elevation. Door into:

Utility Room

2.06m x 2.35m (6' 9" x 7' 9") fitted with matching eye and base level units with worktop over incorporating a stainless steel sink unit with single drainer. Space and plumbing for washing machine, wall mounted boiler, ceramic splashback tiling, floor tiling, ceiling light point, double glazed window to rear elevation, personal access door into the garage and double glazed exterior door leading onto the rear garden.

First floor

Landing

1.34m x 3.66m (4' 5" x 12' 0") with ceiling light point, central heating radiator, storage cupboard off and double glazed window to front elevation.

Bedroom One

3.20m x 4.59m (10' 6" x 15' 1") with ceiling light point with ceiling rose, coving to ceiling, central heating radiator, storage cupboard, built-in wardrobe, double glazed window to rear elevation and door into:

En-suite Shower Room

1.74m x 2.70m (5' 9" x 8' 10") appointed with a three-piece suite comprising of a shower cubicle with electric shower, wash hand basin set within a vanity unit with ample storage and spotlights over. WC with concealed cistern. Full-height wall tiling, recessed spotlights to ceiling, central heating radiator, heated towel rail and obscure double glazed window to side elevation.

Bedroom Two

3.21m x 4.56m (10' 6" x 15' 0") with ceiling light point, coving to ceiling, fitted wardrobes with sliding doors, central heating radiator and double glazed window rear elevation.

Bedroom Three

2.61m x 3.68m (8' 7" x 12' 1") with ceiling light point, coving to ceiling, storage cupboard, central heating radiator and double glazed window front elevation.

Bedroom Four

2.77m x 3.20m (9' 1" x 10' 6") with ceiling light point, coving to ceiling, storage cupboard, central heating radiator and double glazed window rear elevation.

Shower Room

1.73m x 2.41m (5' 8" x 7' 11") appointed with a white three-piece suite comprising of double shower cubicle, pedestal wash hand basin and WC. Complementary ceramic tiling to all walls, recessed spotlights to ceiling, heated towel rail and obscure double glazed window to rear elevation.

Outside

To the front of the property is a driveway providing ample off-road parking leading to a garage (21'2" x 15'6") with electric door and being served by power and lighting. The front garden has a shaped lawn with stocked border and hedge perimeter. Side access gate leading onto the beautiful mature rear garden, commencing with a paved patio area, lawn with borders containing a variety of established shrubs, bushes and trees. Fully enclosed and enjoying a good degree of privacy.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC

