

Severnvale Close, Allestree. DE22 2UD

£325,000

FOR SALE



**DP** DERBYSHIRE  
PROPERTIES  
— SALES & LETTINGS —

## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully presented and deceptively spacious three-bedroom semi-detached property, ideally located within a peaceful cul-de-sac setting. The accommodation has been thoughtfully remodelled and briefly comprises: entrance hall, spacious living room with bespoke feature media wall, inner hallway, guest cloakroom/WC, utility room, and a stunning modern kitchen/dining room. To the first floor, a landing provides access to three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from off-road parking to the front elevation with integral garage storage, together with a landscaped, low-maintenance rear garden. The property is ideally suited to families and is located within the sought-after Ecclesbourne School catchment area.

## FEATURES

- Semi Detached House
- Beautiful Kitchen/Diner
- Cloakroom/WC & Utility Room (Garage Conversion)
- 3 Bedrooms
- Landscaped Garden
- Drive & Converted Garage
- Quiet Cul De Sac Position
- Cloakroom/WC
- Ecclesbourne School Catchment
- Ideal Family Purchase
- Council Tax Band C



## ROOM DESCRIPTIONS

### Entrance Porch

Entered via a composite door from the front elevation, featuring a double-glazed window to the side elevation, ceiling spotlights, and useful coat storage.

### Living Room

A light and welcoming reception room with a double-glazed window to the front elevation and wall-mounted radiator. The focal point of the room is a bespoke media wall incorporating an inset gas fire and feature alcoves for television and media equipment.

### Inner Hallway

Centrally located within the property, featuring a staircase rising to the first-floor landing, wood flooring, attractive wall panelling, modern wall-mounted radiator, and ceiling spotlights.

### Cloakroom/WC

Formerly part of the garage and now converted to provide a stylish cloakroom with low-level WC, wall-mounted wash hand basin with tiled splashback and cascading chrome tap. Finished with wood flooring, ceiling spotlights, and extractor fan.

### Utility Room

Fitted with wall-mounted storage cupboards and a full-length work surface with plumbing and space for a washing machine, tumble dryer, and fridge. Karndean flooring and ceiling spotlights complete the space.

### Kitchen/Diner

This beautifully appointed kitchen features a comprehensive range of wall and base-mounted shaker-style units with modern flat-edged work surfaces incorporating a one-and-a-half bowl sink with mixer tap. Integrated appliances include a four-ring gas hob with AEG stainless steel extractor canopy, dishwasher, double Bosch oven, and fridge/freezer. Further benefits include under-cupboard lighting, wood flooring, part wall tiling, ceiling spotlights, and a double-glazed window to the rear elevation.

The dining area continues the same flooring and lighting and benefits from double-glazed French doors opening onto the rear garden.

### First Floor

### Landing

Accessed from the inner hallway and featuring attractive wall panelling and a ceiling-mounted loft access point.

### Bedroom 1

With double-glazed window to the front elevation, wall-mounted radiator, TV point, and space for wardrobes. A feature wood-clad wall provides a striking focal point.

### Bedroom 2

Featuring a double-glazed window to the rear elevation with views over the garden and surrounding area, wall-mounted radiator, shelving, and space for bedroom furniture.

### Bedroom 3

With double-glazed window to the front elevation, wall-mounted radiator, and space for bedroom furniture.

### Bathroom

Comprising a modern three-piece suite including an encased WC with vanity unit, bath with electric shower and attachment, and complementary glass shower screen. Finished with tiled walls and flooring, double-glazed window to the rear elevation, chrome heated towel rail, and a useful linen storage cupboard.

### Outside

To the front elevation is a substantial concrete driveway providing off-road parking for two to three vehicles, positioned in front of the integral garage with up-and-over door, power, and lighting (reduced in size due to the internal conversion of the WC and utility room). A side pathway provides access to the rear garden.

The landscaped rear garden features a full-width sandstone tiled entertaining terrace ideal for outdoor dining, a generous lawn, and a further sun patio housing a timber garden shed. The garden is enclosed by timber fence boundaries and benefits from outside lighting and a water tap.

### 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.



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