

Blenheim Drive, Allestree, Derby. DE22 2GN

£500,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

IMPRESSIVE four bedroom detached property having undergone a full refurbishment to provide a delightful family home. Enjoying a spacious living room/ dining room with a charming multi-fuel stove creating a focal point. Quality re-fitted breakfast kitchen and separate utility room (plumbing will need re-connecting). To the first floor there is a dual aspect master bedroom, three further well-portioned bedrooms and stylish re-fitted family bathroom with luxurious roll top bath. Tastefully decorated and beautifully presented throughout. Ample off-road parking, integral garage and a generous landscaped rear garden. Allestree is a fantastic location with excellent amenities, including Park Farm Shopping Centre, reputable schools, good travel links and within easy access of Allestree Park and Kedleston Hall.

FEATURES

- Superb family home
- Good-sized plot allowing for a generous rear garden
- Beautifully appointed breakfast kitchen & family bathroom
- Living/ dining room with multi-fuel stove
- Dual aspect master bedroom
- Three further well proportioned bedrooms
- Sun lounge providing further living space
- Ample off-road parking & integral garage
- Potential for further development (subject to necessary consents)
- Viewing highly recommended to appreciate the size & quality of accommodation



ROOM DESCRIPTIONS

Ground floor

Accommodation

The property is approached via a composite door with complementary side panel into:

Entrance Porch

1.53m x 2.02m (5' 0" x 6' 8") with recessed spotlights to ceiling, full-height double glazed window to side elevation and door into:

Entrance Hallway

2.61m x 2.68m (8' 7" x 8' 10") with ceiling light point, central heating radiator, wood effect flooring, double glazed window to front elevation, stairs leading to first floor landing and door into:

Guest Cloakroom

0.83m x 1.79m (2' 9" x 5' 10") appointed with a two-piece suite comprising of a wash hand basin and WC.

Living Room

3.60m x 5.31m (11' 10" x 17' 5") spacious room with double glazed French doors enjoying an outlook across the rear garden. Multi-fuel stove creating a focal point with wooden mantle. Ceiling light points, central heating radiator and flooring continuing from the entrance hall. Opening into:

Dining Area

3.57m x 3.72m (11' 9" x 12' 2") with ceiling light point, central heating radiator and double glazed window to front elevation.

Breakfast Kitchen

3.60m x 5.32m (11' 10" x 17' 5") Beautifully appointed with a matching range of eye and base level units with complementary work surfaces over incorporating a Belfast sink. Space for Range style cooker and washing machine. Recessed spotlights to ceiling, central heating radiator and double glazed window to rear elevation.

Former Utility Room

2.35m x 2.65m (7' 9" x 8' 8") with doors leading to front and rear. There is also a door leading into the garage. Currently used to house fridge/freezer, chest freezer and tumble dryer (not included in sale). Connections for plumbing will need re-connecting.

Sun Room

3.03m x 3.62m (9' 11" x 11' 11") providing a further space for relaxation with doors providing access onto the rear garden.

First floor

Landing

0.91m x 5.63m (3' 0" x 18' 6") with ceiling light points, wood effect flooring, loft hatch providing access to roof space and double glazed window to front elevation.

Master Bedroom

3.59m x 5.33m (11' 9" x 17' 6") with recessed spotlights to ceiling, central heating radiator, wood effect flooring and double glazed windows to both front and rear elevations.

Bedroom Two

3.18m x 4.80m (10' 5" x 15' 9") with ceiling light point, central heating radiator, wood effect flooring and double glazed windows to front elevation.

Bedroom Three

3.24m x 4.78m (10' 8" x 15' 8") with ceiling light point, central heating radiators and double glazed windows to rear elevation.

Bedroom Four

2.46m x 2.64m (8' 1" x 8' 8") with ceiling light point, central heating radiator, wood effect flooring and double glazed window to front elevation.

Re-fitted Family Bathroom

1.73m x 3.59m (5' 8" x 11' 9") appointed with a white four-piece suite comprising of a shower cubicle with mains shower, roll-top bath with claw feet, pedestal wash hand basin and WC. Stylish ceramic wall and floor tiling. Recessed spotlights to ceiling, heated towel rail and double glazed window to rear elevation.

Outside

To the front of the property is a block-paved driveway providing ample off-road parking leading to an integral garage (21'10" x 7'9") with double doors. Stone wall and hedging to the front boundary providing privacy. The landscaped rear garden commences with a generous paved patio area providing a perfect entertaining space. Lawn with fenced perimeter and borders containing shrubs and trees.

NB

The current owners have plans drawn out and passed for a single storey rear extension - application number 21/05118/IND - decision date July 2021

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

