

Riddings, Allestree. DE22 2GD

£525,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully presented and extended detached family home, tucked away in a private cul-de-sac within the highly sought-after area of Allestree Village. This prime location is hugely popular with families, offering excellent road links and access to outstanding local schools.

The property has been thoughtfully extended and upgraded to offer spacious, open-plan modern living with high-quality fixtures and fittings throughout. Set on a generous plot, the home enjoys a private, well-maintained garden—ideal for both entertaining and everyday family life.

With its superb location, impressive living space, and high specification, this property is expected to attract strong interest from families. Early internal viewing is highly recommended to avoid disappointment.

FEATURES

- Superb Extended Detached Family Home
- 4 Bedrooms & 2 Bathrooms
- Stunning Gardens With Outbuilding
- Highly Regarded Location
- Quiet Cul De Sac Location
- Modern Bathroom & Shower Rooms
- Ideal Family Purchase
- Viewing Absolutely Essential
- COUNCIL TAX BAND E



ROOM DESCRIPTIONS

Location

Situated in the highly desirable suburb of Allestree, DE22 2GD offers a perfect balance of peaceful residential living and convenient access to a wide range of amenities. The area is popular with families, thanks to its proximity to well-regarded schools including Portway Infant and Junior and Allestree Woodlands School.

Local shopping and everyday essentials are close at hand, within Duffield itself and with Park Farm Centre and Blenheim Parade offering a mix of independent retailers, cafés, and supermarkets. For outdoor enthusiasts, Allestree Park and Nature Reserve provide beautiful green space just moments away.

Excellent transport links connect the area to Derby city centre, Duffield, and beyond, with easy access to the A38, local bus routes, and mainline rail services via Derby and Duffield stations.

Set within the picturesque Derwent Valley, this location offers an appealing mix of community atmosphere, natural beauty, and practical convenience — making it one of Derby's most sought-after areas.

Ground Floor

Hallway

5.73m x 1.06m (18'9" x 3'5") Entered via a feature archway, this home welcomes you through an attractive composite front door with two adjoining obscured glass side panels. The spacious and light-filled entrance hall boasts a carpeted staircase leading to the first-floor landing and benefits from practical under-stairs storage cupboards. A solid wood floor adds warmth and character, complemented by a wall-mounted radiator. Internal doors provide access to all the main ground floor rooms.

Shower Room

2.95m x 1.21m (9'7" x 3'11") Comprising a modern three-piece suite, the bathroom includes a WC, a wall-mounted wash hand basin, and a large shower cubicle with a mains-fed shower and additional attachment overhead. Additional features include a wall-mounted chrome heated towel rail, tiled flooring, ceiling spotlights, and an extractor fan.

Living room

6.19m x 3.87m (20'3" x 12'8") The room benefits from two sets of double-glazed French doors to the rear elevation, providing easy access to the garden. Additional features include a wall-mounted radiator and a TV point. The focal point of the room is a wooden fireplace with a raised hearth and tiled backdrop, housing an inset electric fire.

A door leads through to the playroom, which enjoys a double-glazed bay window to the front elevation. This room is enhanced by decorative coving to the ceiling, a wall-mounted radiator, and a TV point.

Playroom

3.54m x 2.74m (11'7" x 8'11") "Featuring a double-glazed bay window to the front elevation, decorative ceiling coving, a wall-mounted radiator, and a TV point."

Study

2.82m x 2.79m (9'2" x 9'1") A versatile room with a double-glazed window to the front elevation, wall-mounted radiator, wood-effect flooring, ceiling spotlights, and a TV point. An internal door provides further access to...

Utility Room

3.09m x 2.76m (10'1" x 9'0") Fitted with a range of matching wall and base units, complemented by roll-top work surfaces. Features include a stainless-steel sink with drainer and mixer taps, tiled splashback areas, and under-counter space with plumbing for a washing machine and tumble dryer. Additional space is provided for a fridge/freezer.

The room also houses the wall-mounted gas combination boiler. Lighting is provided by ceiling spotlights, with an extractor fan installed for ventilation. A tiled floor covering runs throughout, and a double-glazed side window offers natural light. Access is available to the loft via a hatch, as well as to the rear of the property through a door.

An internal door leads to: -

Kitchen

4.88m x 3.96m (16'0" x 12'11") Comprising a range of bespoke wall and base-mounted high-gloss units, the kitchen features a one-and-a-half bowl sink with mixer taps and tiled splashback. Appliances include an integrated stainless steel gas range oven with wall-mounted extractor canopy, fridge/freezer, and dishwasher.

The space is finished with a tiled floor, ceiling spotlights, TV point, and a wall-mounted vertical modern radiator. Windows to the side and rear, along with double-glazed French doors, flood the room with natural light and open onto a block-paved entertaining terrace.

A matching central island, complete with seating, serves as the focal point of the room and provides additional dining space.

First Floor

Landing

2.35m x 1.81m (7'8" x 5'11") Access is provided via the main entrance hallway, which features a double-glazed obscured side window and a ceiling-mounted loft access point. Internal doors lead from the hallway to all bedrooms and the family bathroom.

Bedroom 1

3.59m x 2.97m (11'9" x 9'9") A bright and inviting bedroom with a double-glazed rear window offering pleasant views over the beautifully maintained garden. The space features a wall-mounted radiator and a TV point, making it both comfortable and practical.

Bedroom 2

3.81m x 2.34m (12'6" x 7'8") Double glazed window to the rear elevation, wall mounted radiator and space for wardrobes .

Bedroom 3

3.54m x 2.70m (11'7" x 8'10") Double glazed bay window to the front elevation, wall mounted radiator and space for wardrobes.

Bedroom 4

2.63m x 2.35m (8'7" x 7'8") (currently used as a dressing room) double glazed window to the front elevation, wall mounted radiator and space for bedroom furniture.

Main Bathroom

2.14m x 1.94m (7'0" x 6'4") This recently fitted modern bathroom suite features a panelled bath with a mains-fed shower and shower attachment, complemented by a stylish glass screen. The suite includes an encased WC and a wall-mounted vanity unit with inset sink and mixer tap. Attractive wall tiling, spotlights, and a ceiling-mounted extractor fan enhance the contemporary finish. Additional features include a heated towel rail, tiled flooring, and a rear elevation double-glazed obscured window providing natural light and privacy.

External

Outside

To the front elevation is a tarmac driveway with block-paved edging, providing ample parking for multiple vehicles, complemented by external lighting. Gated access to the side elevation leads through to the rear garden.

The superb rear garden occupies a desirable corner plot position, offering a large, private, and secure outdoor space—ideal for family living. Mainly laid to lawn, the garden is enclosed by timber fencing with mature shrubbery and planting to the borders.

A key feature of the garden is a substantial timber-built outbuilding, complete with light and power offering versatile usage potential. The current vendors utilise this as a home gymnasium, but it could equally serve as a home office, studio, or games room.

Directly accessible from both the kitchen and living room is a generous block-paved entertaining terrace, perfectly designed for outdoor dining and entertaining.

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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