

Froggatt Close, Allestree, Derby. DE22 2TY

£425,000 Freehold

REDUCED



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully presented and extended four bedroom detached family home located within a quiet residential area and within the Ecclesbourne school catchment location. The property briefly comprises of :- Entrance hall, spacious cloakroom/WC, living room, stunning open-plan living/kitchen. To the first floor a light and airy landing provides access to 4 bedrooms and family bathroom. Externally the property has gardens to both the front and rear elevations that are low maintenance and private. Parking is provided to the front and side elevations with attached brick built garage with up and over door. We believe the property will attract families and an immediate internal inspection should be undertaken to avoid disappointment.

FEATURES

- Beautiful Detached family Home
- 4 Bedrooms
- Superb Open Plan Living Extension
- Low Maintenance Garden
- Ecclesbourne School Catchment
- Driveway & Garage
- Large Family Bathroom
- Ideal Family Purchase
- COUNCIL TAX BAND D



ROOM DESCRIPTIONS

Entrance Hall

Entered via composite door from the front elevation with double glazed window to the side elevation, decorative coving to ceiling, tiled floor covering and internal doors accessing both the downstairs cloakroom and living room.

Cloakroom/WC

With double glazed obscured window to the side elevation, low-level WC and a bespoke fitted storage cupboard with inset wash hand basin with tiled splashback, wall mounted shelving, chrome heated towel rail and tiled floor covering.

Living Room

With double glazed window to the front elevation, wall mounted radiator, decorative coving and spotlights to ceiling. The feature focal point of the room is a bespoke media unit with ample storage cupboards located at base level with wall mounted TV point. Internal door leads to:

Superb Open Plan Living Kitchen

Kitchen area -comprising of a range of wall and base mounted matching units with granite worksurface incorporating a one and a half bowl stainless steel sink with moulded drainer and mixer taps. Integrated appliances include an induction hob with stainless steel floating extractor canopy over, wine cooler, dishwasher, double electric oven with additional convection microwave and fridge/freezer. Additional floor to ceiling ladder cupboards, wall mounted chrome heated towel rail, wood floor covering, spotlights to ceiling, under cupboard lighting, double glazed window to the rear elevation. A useful breakfast bar that divides the kitchen and seating area and provides seating space for three people. An attractive seating area with wall mounted radiator, shelf, TV point and glass balustrade staircase leads to the first floor landing.

Dining area (extension) with the continuation of the wood floor covering from the kitchen and sitting area with two sets of bifold doors opening out onto the timber decking terrace. Wall mounted shelving, spotlighting, wall mounted radiator and two beautiful bespoke fitted storage cupboards provide useful storage space.

First Floor

Accessed from the sitting area with attractive glass balustrade, ceiling mounted loft access point and internal modern doors accessing all four bedrooms and family bathroom.

Bedroom 1

With double glazed window to the front elevation, wall mounted radiator, spotlights to ceiling and range of fitted wardrobes that provide useful storage and hanging space.

Bedroom 2

With double glazed window to the rear elevation, wall mounted radiator and fitted wardrobes.

Bedroom 3

(currently used as a home office) with double glazed window to the front elevation and wall mounted radiator.

Bedroom 4

(currently used as a home office/dressing room) with double glazed window to the rear elevation, wall mounted radiator and fitted wardrobes providing additional storage space.

Large Family Bathroom

This spacious family bathroom comprises of a four piece suite to include an encased WC, wood panelled bath, matching vanity unit with inset sink and tiled splashback and separate shower enclosure with mains fed shower and attachment over. Part tiling to walls, double glaze obscured window, spotlights and extractor fan, tiled floor covering, double glazed obscured window and wall mounted chrome heated towel rail.

Outside

The low maintenance frontage provide parking for 3 to 4 vehicles and accesses the attached garage with up and over door light and power. The low maintenance rear garden has large timber decking terrace, ideal for outside entertaining. lawn area with raised stocked borders, timber screening, outside tap and lighting.

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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