

Hollies Road, Allestree, Derbyshire. DE22 2HX

£425,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this truly beautifully presented 1920s period semi detached house located in highly desirable location. The property briefly comprising; spacious reception hall, cloakroom, utility, open plan living kitchen (extension) living room and dining room. To the first floor a landing leads to 3 bedrooms and family bathroom.

The property benefits from a superb rear extension creating a superb open plan living space with beautifully fitted kitchen. The rear garden has been landscaped to a high standard and space for outdoor entertaining and a secure space for children to play. We recommend an early internal inspection is essential to avoid missing out of this truly beautiful property.

## FEATURES

- Close to an Excellent Range of Amenities
- Extended Semi Detached Family Home
- Off Road Parking & Garage
- Beautifully Landscaped Rear Garden
- Home Office/Studio to Rear
- Three Bedrooms and Family Bathroom
- No Upward Chain
- Beautifully Presented Throughout
- Council Tax Band D



# ROOM DESCRIPTIONS

## The Location

The property is located in the desirable suburb of Allestree which offers a selection of reputable primary schools, Woodlands Secondary School, a range of local amenities close by including Park Farm Shopping Centre and being within easy access to recreational facilities including Markeaton Park, Darley Park and Allestree Park & Golf Club and open countryside offering pleasant walks as well as Kedleston Hall. The property is also within easy reach of Derby City centre, the A38 and A52 for accessing further afield.

## Ground Floor

### Reception Hall

Entered via UPVC door from the front elevation, double glazed obscured windows to the front and side elevations, staircase to first floor landing, wall mounted period style radiator and Karndean floor covering.

### Cloakroom/WC

With low-level WC, slimline vanity unit with tiled splashback, wall mounted extractor fan and spotlighting to ceiling with Karndean flooring.

### Dining Room

4.60m x 3.64m (15' 1" x 11' 11")  
With double glazed bay window to the front elevation, wall mounted period style radiator, decorative dado rail. The feature focal point of the room is an open fire with attractive tiled backdrop, decorative wooden surround and raised tiled hearth.

### Living Room

4.87m x 3.62m (16' 0" x 11' 11")  
A beautifully presented and extended room offers double glazed french doors with adjoining windows to the rear elevation, allowing for direct access onto an outside entertaining terrace. Wall mounted vertical radiator, decorative picture rail, TV point and additional period style radiator. The feature focal point of the room is an attractive modern log burner with raised hearth and exposed brick backdrop.

### Utility Room

2.35m x 1.95m (7' 9" x 6' 5")  
(former kitchen) Comprising of a range of wall and base mounted grey gloss fitted units with Quartz work surface, incorporating sink drain unit. Undercounter lighting, integral washing machine and integral dryer, wall mounted electrical panel heater, Karndean floor covering and spotlighting.

### Open plan living kitchen (extension)

4.16m x 3.92m (13' 8" x 12' 10")  
The kitchen comprises of a range of high gloss grey wall and base mounted units incorporating a one and a half bowl sink drainer unit with Quooker hot water tap. Granite work surface and breakfast bar area with seating space, a number of integrated appliances include double oven, fridge, freezer, five ring gas hob with modern extractor canopy over. Double glazed windows to the rear and side elevations, Karndean floor covering, wall mounted modern vertical radiator, Velux windows and spot lighting to ceiling and door allowing access onto the entertaining terrace.

## First Floor

### Landing

Accessed from the reception hall with ceiling mounted loft access point and double glazed obscured window to the side elevation. Internal doors lead to, :-

### Bedroom One

4.74m x 3.11m (15' 7" x 10' 2")  
With double glazed window to the rear elevation, wall mounted radiator and range of fitted wardrobes providing ample storage and hanging space.

### Bedroom Two

3.96m x 3.46m (13' 0" x 11' 4")  
Double glazed bay window to front elevation, wall mounted radiator, TV point and built in fitted wardrobes

### Bedroom Three

2.44m x 2.41m (8' 0" x 7' 11")  
Double glaze window to the front elevation, wall mounted radiator and useful wall mounted storage cupboards

### Family Bathroom

2.91m x 2.4m (9' 7" x 7' 10")  
This superb four piece family bathroom comprises of an encased WC with attached vanity unit with granite worksurface. Wall mounted bathroom cabinets with spotlights, corner bath with feature shower attachment and large separate shower enclosure with mains fed shower and attachment and complementary glass shower screen. Double glazed obscured windows to side and rear elevations, vinyl floor covering, wall mounted chrome heater to towel rail and additional feature window to side elevation.

## External

### Outside

To the front elevation is a full width parking area providing parking for three vehicles with an attached garage with double doors to the side elevation.  
The superb landscaped rear garden is a two-tiered garden with upper level entertaining terrace with with lighting and feature balustrade, providing outdoor dining and enjoying views over the lower level lawned garden with steps leading down. To the lower level there is an artificial grass lawn, additional patio area stocked flowerbeds and borders, timber fence boundaries, outside lighting and tap.  
To the bottom of the garden is a large outbuilding with light and power that would make an ideal home office/studio. The garden benefits from a pleasant southerly aspect.

## 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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