

Evans Avenue, Allestree, Derby. DE22 2EP

£550,000 Freehold

FOR SALE



**DP** DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -



## PROPERTY DESCRIPTION

GUIDE PRICE £550,000 - £575,000 - Derbyshire Properties are pleased to present this beautiful detached family home benefiting from a light and airy open plan kitchen, overlooking the delightful large landscaped rear garden.

Located on the very sought-after Evans Avenue, close to Allestree Park and offering a good selection of local amenities within walking distance, makes this the ideal family purchase. Internally the property benefits from an open plan feel to the ground floor and sizable bedrooms to the first floor, the master having dressing area and en-suite. Located on a sizable plot with large frontage, offering driveway parking for numerous vehicles and superb landscaped rear garden with mature trees. Viewing highly recommended to appreciate to accommodation on offer.

## FEATURES

- GUIDE PRICE £550,000 - £575,000
- Extended Detached Family Home
- 4 Bedrooms, 2 Bathrooms
- Fabulous Plot With Landscaped Gardens To Front And Rear
- Very Sought After Location
- Open Plan Kitchen & Snug
- En-suite & Dressing Room To Master Bedroom
- Large Lounge & Separate Study
- Off Road Parking for Several Vehicles
- COUNCIL TAX BAND G



# ROOM DESCRIPTIONS

## Reception Hallway

2.32m x 5.15m (7' 7" x 16' 11") With door leading in from the front elevation with adjoining obscured side panel, additional double glazed window to the side elevation, 'Karndeans' floor covering, fitted wall mounted storage cupboards and door openings leading through two inner hallway, kitchen and utility room.

## Utility Room

2.65m x 3.05m (8' 8" x 10' 0") Accessed from the main reception hall via hardwood door with obscured glass panelling into a spacious utility room with the continuation of the 'Karndeans' floor covering from the hallway. Comprising of a range of wall and base mounted units with hardwood worksurfaces incorporating a 1 1/2 bowl sink drainer unit with mixer taps and splashback areas. Space and plumbing for automatic washing machine, space for tumble dryer, space for fridge or freezer, wall mounted radiator, spotlighting to ceiling, double glazed windows to the front and side elevations and hardwood door leading to the front aspect.  
An additional internal door gives access to a downstairs cloakroom/WC.

## Cloakroom/WC

0.89m x 1.58m (2' 11" x 5' 2") With 'Karndeans' floor covering, wall mounted vanity unit with wash hand basin and mixer taps, encased WC, wall mounted chrome heated towel rail, spotlights and extractor fan to ceiling, wall mounted electric hand dryer and illuminated 'touch sensitive' mirror.

## Kitchen

3.18m x 4.42m (10' 5" x 14' 6") This beautiful light and airy room benefits from a bespoke modern kitchen with an array of wall and base mounted units with modern flat edged work surfaces. Integrated gas hob with built-in extractor over, double integrated electric oven, space for 'American Style' fridge freezer with bespoke fitted larder cupboards and wine rack over. floor to ceiling vertical radiator, 'Karndeans' floor covering, double glazed windows to the rear elevation framing the rear garden with double glazed 'French doors' leading out onto entertaining patio area. The feature focal point of the room is a large central island with inset 1 1/2 bowl sink with mixer taps, under counter seating and wealth of storage units. Door opening leads through to snug:

## Snug

2.63m x 2.61m (8' 8" x 8' 7") With the continuation of the 'Karndeans' floorcovering leading him from the kitchen area, wall mounted modern radiator, shelving, TV point and double glazed window to the rear elevation.

## Inner Hallway

1.60m x 2.19m (5' 3" x 7' 2") Accessed from the reception hallway with central turning staircase to the 1st floor landing with the under stairs storage alcove. Internal outdoor leads to the main lounge.

## Lounge

5.71m x 5.62m (18' 9" x 18' 5") This beautiful light and airy large living space benefits from windows to the front and rear aspects, solid wood floor covering, two wall mounted radiators, TV & telephone points. The feature focal point of the room is a painted chimney breast with inset 'cast-iron' log burning fire with exposed timber lintel and raised tiled hearth.

## Study

1.52m x 1.76m (5' 0" x 5' 9") With double glazed window to the front elevation and wall mounted radiator.

## First Floor

## Landing

3.52m x 0.80m (11' 7" x 2' 7") Accessed from the inner hallway with double glazed window to the front elevation, ceiling mounted loft access point and internal doors giving access to all bedrooms and family bathroom.

## Master Bedroom

4.41m x 2.70m (14' 6" x 8' 10") With large double glazed window to the rear elevation offering superb views of the rear garden, wall mounted radiator, space for bedroom furniture, feature storage cupboard and wall mounted TV point. Archway leads through to a dressing room and en-suite shower facility.

## Dressing Room

2.19m x 3.73m (7' 2" x 12' 3") With double glazed 'dorma' window to the front elevation, wall mounted radiator, freestanding floor to ceiling wardrobe and spotlighting to ceiling. Internal door leads to en-suite.

## En-Suite

2.16m x 2.60m (7' 1" x 8' 6") Comprising of a three-piece shower suite that contains a WC, pedestal wash hand basin and large shower enclosure with wall mounted electric shower attachment over. Spotlighting an extractor fan to ceiling, tiled floor covering and wall mounted radiator.

## Bedroom 2

3.27m x 2.61m (10' 9" x 8' 7") Double glazed window to the front elevation, wall mounted radiator and space for large wardrobe.

## Bedroom 3

2.64m x 3.80m (8' 8" x 12' 6") With double glazed window to the rear elevation enjoy views of the rear garden, wall mounted radiator and space for bedroom furniture.

## Bedroom 4

3.14m x 2.46m (10' 4" x 8' 1") Double glazed window to the rear elevation, wall mounted radiator and space bedroom furniture.

## Bathroom

2.07m x 2.23m (6' 9" x 7' 4") This remodelled bathroom suite comprises of a WC, pedestal wash hand basin and panelled bath with wall mounted Main fed shower and attachment over with complimentary shower screen. Spotlights, extractor fan to ceiling, built-in Linen storage cupboard, wall mounted 'chrome' heated towel rail, ceramic tiled floor covering and double glazed obscured window.

## Outside

To the front elevation is an area which is mainly laid to lawn with sleeper bordering and curved tarmac driveway providing parking for 3 to 4 vehicles. A block paved area of hardstanding located in front of the garage provides 2 to 3 more parking spaces and an integral garage with double opening doors provides useful storage space. Both side elevations have timber fenced and hedged boundaries and a side timber garden gate gives access to the rear garden.

This beautiful landscaped rear garden offers a wealth of entertaining areas has been designed for low maintenance but is still family orientated. The lower part of the garden is a full width paved entertaining terrace with a central sleeper staircase dividing to areas well stocked flowerbeds. A further central patio area which has been gravelled with inset paving creates additional entertaining space and this leads to a outside summer house, wildlife pond and mini orchard. Further sleeper stairs can be found that lead to a winding gravel pathway that divides two areas of manicured lawns both with mature hedge row boundaries. The top part of the garden has a large timber outbuilding (Currently used as an office) and vegetable plot with mature trees providing a natural screen to neighbouring properties.

## 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.





DERBY  
PROPERTY  
SALES / LETTINGS



DERBY  
PROPERTY  
SALES / LETTINGS



DERBY  
PROPERTY  
SALES / LETTINGS



# FLOORPLAN & EPC

