

Birchover Way, Allestree, Derby. DE22 2QH

£595,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present for sale this exceptional detached family home that has recently undergone a complete transformation with large extensions to the rear and side elevations.

Internally the property offers luxurious fixtures and fittings throughout with a modern contemporary finish. The property briefly comprises of :- spacious entrance hall, snug, superb open-plan living, kitchen/dining room, utility room, downstairs shower room and integral garage. To the first floor a landing provides access to 4 bedrooms, family bathroom, and study. The master suite benefits from a superb cathedral style window to the rear elevation offering beautiful elevated views and a superb dressing room and en-suite.

Externally the property offers a driveway and garage to the front elevation with low maintenance frontage and the rear garden offers space for all the family and comprises of a low maintenance Astroturf lawn, patio, additional sunken patio and outbuilding currently used as a home gym.

We recommend a viewing is absolutely essential to appreciate the full quality of the accommodation on show.

FEATURES

- Exceptional Detached Family Home
- 4 Bedrooms Plus Study
- Superb Open Plan Dining Kitchen & Lounge
- Snug/ Utility Room & Shower Room
- Low Maintenance Garden
- Quality 'High End' Fixtures & Fittings Throughout
- Stunning Master Suite With Walk-in Wardrobe & En-Suite
- Sought After Location
- Viewing Absolutely Essential
- COUNCIL TAX BAND D



ROOM DESCRIPTIONS

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| <p>Location</p> <p>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.</p> | <p>Dressing Area</p> <p>With space for dressing table, spotlights to ceiling and internal door accessing the walk-in wardrobe.</p> |
| <p>Ground Floor</p> | <p>Walk-In Wardrobe</p> <p>2.43m x 1.46m (8' 0" x 4' 9") This spacious room provides ample storage and hanging for the growing family with a range of fitted wardrobes and pull-out drawers and spotlights to ceiling.</p> |
| <p>Entrance</p> <p>Entered via stylish composite door from the front elevation with two adjoining obscured windows. Wood floor covering, wall mounted radiator, Velux skylight, spotlighting into ceiling, wall mounted alarm control panel, double glazed window to front elevation and wall mounted modern vertical radiator.</p> | <p>Stunning En-Suite Wet Room</p> <p>2.99m x 1.77m (9' 10" x 5' 10") This luxurious and spacious en-suite wet room comprises of an encased WC with attached vanity unit with inset his and her sinks. A large spa style wet room shower with rainfall head shower attachment and complementary glass shower screen. Stunning tiling to walls and floor, wall mounted modern heated towel rail, internal alcove providing light from the bedroom suite, decorative wall lighting, spotlights and extractor fan to the ceiling.</p> |
| <p>Inner Hallway</p> <p>With the continuation of the floor covering from the entrance hall, feature wall mounted panelling, under stair storage cupboard, spotlighting and 'Crittall doors' providing access to:-</p> | <p>Bedroom 2</p> <p>2.95m x 2.71m (9' 8" x 8' 11") With double glazed window to the front elevation, wall mounted radiator and TV point.</p> |
| <p>Snug / Living Room</p> <p>2.64m x 3.54m (8' 8" x 11' 7") This wonderful cosy room is located central to the property and offers a wall mounted radiator with decorative cover and a feature media wall housing TV and dual aspect cast-iron log burning Fire. To the right of the feature wall is are useful fitted storage cupboards and shelving.</p> | <p>Bedroom 3</p> <p>3.29m x 2.31m (10' 10" x 7' 7") With double glazed window to the front elevation, wall mounted radiator, TV point and attractive wood panelling.</p> |
| <p>Superb Open-Plan Living Kitchen/Diner</p> <p>4.73m x 3.93m (15' 6" x 12' 11") Dining area- with the continuation of the floor covering from the entrance hallway and a feature wall echoing the snug with insect cast-iron log burner. Wall mounted modern vertical radiator and spotlights to ceiling.</p> <p>7.47m x 5.12m (24' 6" x 16' 10") Living area- this superb space is located to the rear of the property has a bespoke media unit with a range of fitted cupboards, shelving, and TV storage creating a fantastic focal point for the room as well as providing family storage space. It has the continuation of the floor covering from the dining area and entrance hall, spotlights to ceiling, bifold doors to the rear elevation, lantern roof.</p> <p>Kitchen area- the kitchen comprises of range of quality wall and base mounted units fitted floor to ceiling with superb modern worksurfaces. There are numerous incorporated appliances to include two electric ovens, convection microwave oven, coffee machine, induction hob with base level extraction and wine cooler. The focal point of the room is a superb island with seating space for four people and additional storage beneath. An additional set of bifold doors leads out onto the rear garden. An additional lantern provides additional natural light, spotlights to ceiling and internal door leads to:-</p> | <p>Bedroom 4</p> <p>2.98m x 2.34m (9' 9" x 7' 8") With double glazed window to the rear elevation offering superb elevated views, wall mounted radiator, TV point and spotlights to ceiling.</p> |
| <p>Utility Room</p> <p>3.64m x 2.32m (11' 11" x 7' 7") Comprising of a range of base mounted fitted 'shaker' style units with roll-top work surfaces providing even more storage. Space and plumbing for American style fridge/freezer, wood floor covering carrying on from the kitchen area, space and plumbing for washing machine and dryer, composite door to side elevation and internal door leading to:-</p> | <p>Study</p> <p>2.88m x 1.11m (9' 5" x 3' 8") With double glazed window to the front elevation and wall mounted radiator.</p> |
| <p>Ground Floor Shower Room</p> <p>2.32m x 1.64m (7' 7" x 5' 5") This superbly appointed three-piece shower room comprises of a WC, pedestal wash hand basin and corner mounted shower enclosure with wall mounted electric shower and attachment over. Wall mounted modern heated towel rail, wood floor covering, spotlights and extractor fan to ceiling. Internal fire door allows for access into the integral garage.</p> | <p>Family Shower Room</p> <p>2.64m x 1.33m (8' 8" x 4' 4") This beautifully appointed modern three-piece shower room comprises of an encased WC with wall mounted wash hand basin with inset circular sink with freestanding tap. Large shower enclosure with main shower and attachment over, wall mounted modern heated towel rail, part wall tiling, double glazed obscured window, tiled floor covering, extractor fan and spotlights to ceiling.</p> |
| <p>First Floor</p> | <p>External</p> |
| <p>Landing</p> <p>Accessed via the main entrance with double glazed obscured window to the side elevation, ceiling mounted loft access point, spotlighting to ceiling and wall mounted radiator. Internal doors allow for access to all four bedrooms, study and family bathroom.</p> | <p>Outside</p> <p>To the front elevation is a resin pressed driveway providing parking for 2 to 3 vehicles with the additional garage space accessed with a electrically operated roller door, light and power. Attractive sleeper edged low maintenance front garden with stocked flowerbeds and mature planting. To the side elevation is a modern gate that accesses the rear garden with wall mounted EV charging point. The private rear garden offers a large paved entertaining terrace with Astro turf lawn enclosed by timber fence boundaries. A bespoke wooden seating area and a sunken patio, again with fenced boundaries. Outside tap and lighting.</p> |
| <p>Master Suite</p> <p>4.68m x 3.40m (15' 4" x 11' 2") This superb master bedroom suite is located to the rear of the property benefits from a superb pitched roof and cathedral window providing elevated views across Allestree. Four Velux windows., spotlighting TV point, wall mounted radiator. The feature focal point of the room is a raised base with a beautiful modern oval shaped bath with freestanding shower attachment and taps over with splashback areas.</p> | <p>Detached Outbuilding</p> <p>This timber constructed detached outbuilding has a variety of uses with double glazed window and door to the front side elevations. The current owners use this as a home gymnasium.</p> |
| | <p>Disclaimer</p> <p>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.</p> |



FLOORPLAN

