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lawn with shaped borders incorporating a variety of shrubs and specimen trees and access to the front entrance door with twin timber gated access to the side. To the side of the home there is a further tarmac hard standing area providing a great space for either storage, caravan/motorhome or for use as a patio area. Further timber gates lead to the rear. Immediately to the rear of the property there is a paved patio area providing an excellent space for outdoor dining and entertaining, golden gravel borders, cold water tap, fitted outside lighting and steps leading down into a well maintained lawn garden with ornamental borders incorporating landscaped borders with slate chippings, inset shrubs and a range of specimen trees. All enjoying a degree of privacy enclosed behind timber screen fencing and mature hedges. Integral Garage (4.27m'3.35m x 3.35m'2.74m (14'11" x 11'9" )) This generous integral garage has an electric roller shutter door, wall mounted Baxi boiler, fitted radiator, cold water tap and power and light laid on. Directional Notes From our Duffield office, proceed along Town Street heading towards Derby which leads out of Duffield and into Allestree. Continue through Allestree eventually taking a left-hand turn onto Derwent Avenue and the property will be found on the right hand side clearly identified by our distinctive for sale.

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