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# 4 bedroom detached house for sale, Derwent Avenue, Allestree, Derby DE22 (359,950

Location **East Midlands, Derbyshire**
https://www.freeadsz.co.uk/x-166444-z

This spacious four double bedroom traditional detached family home enjoys a sought after location with easy access to the A38 and M1 and within the highly regarded ECCLESBOURNE SCHOOL CATCHMENT AREA. The property has the advantage of gas fired central heating and PVCu double glazing. The accommodation comprises of Reception Hallway, Guest Cloakroom with WC, bow-fronted Living Room with cast iron stove, Family Room with feature fireplace, Fitted Breakfast Kitchen with space for dining and soft seating. On the first floor, landing with study area, Master Bedroom with fitted wardrobes, three further Bedrooms and a Family Bathroom with four-piece suite. Generous integral garage and double width driveway. Spacious side plot providing fantastic potential for further development subject to obtaining the necessary planning consent and lovely well maintained gardens to the front and rear. An early internal inspection is highly recommended. No chain. DRAFT DETAILGround FloorThe property can be entered via a secure PVCu double glazed door to the front elevation with full height matching side panels leading into:Reception HallwayA generous Reception Hallway having wood effect laminate flooring, radiator, fitted picture rail, telephone plug point, further PVCu double glazed obscure glass window to the front elevation, dog-leg staircase leading off to the first floor and original stripped pine wooden doors leading through to:Guest CloakroomFitted with a quality two-piece suite comprising of a wall mounted wash hand basin and low level WC with complementary tiled splash back and matching tiled flooring, fitted extractor fan and meter cupboard.Living Room (4.27m’1.52mâ€•into bow x 3.66m’ (14’5â€•into bow x)A spacious Living Room having the advantage of a feature fireplace incorporating a cast iron coal effect gas stove set on a tiled hearth, fitted picture rail, television plug point, radiator and a PVCu double glazed bow window to the front elevation.Family Room (3.96m’1.52mâ€• x 3.35m’3.35mâ€• (13’5â€• x 11’11â€• ))This versatile reception room provides a great space for modern family living and suitable for a variety of uses including a family room, formal dining room or further sitting area. There is a feature fireplace incorporating a cobble effect Living Flame gas fire with brushed aluminium surround and Welsh slate hearth and mantle. Wood effect laminate flooring, fitted wall lights, radiator, television plug point, PVCu double glazed window to the side elevation with lovely views and PVCu double glazed French doors with matching side panel and top light leading out into the gardens.Fitted Breakfast Kitchen (6.71m’1.52mâ€• x 2.74m’3.35mâ€• (22’5â€• x 9’11â€• ))Fitted with a matching range of base, eye-level and drawer units with glazed display cabinets, cornice trims and under-unit lighting, roll top work surface incorporating a 1 bowl stainless steel sink unit with mixer taps and frosted glass splash back. Appliances include a quality Kenwood range with double oven and five ring ceramic hob with extractor chimney over, integrated refrigerator and integrated dishwasher. Ceramic tiled flooring, recessed ceiling spot lights, radiator, PVCu double glazed window to the rear elevation, PVCu double glazed French doors with matching side panel leading out into the garden and personal door leading through into the garage. Please Note: The Kitchen provides ample space for dining and soft seating.First Floor LandingThe spacious landing has a useful area for a study providing the ideal layout for modern family living. There is a feature raised loft storage, radiator, PVCu double glazed window to the front elevation and doors leading through to:Bedroom 1 (3.96m’3.35mâ€• x 3.66m’2.13mâ€• (13’ x 12’ 1â€•))This spacious master bedroom has the advantage of a range of fitted wardrobes with bow-fronted sliding doors hanging rails, fitted shelving, television point, telephone point, fitted mood lamp, radiator, PVCu double glazed window to the front and rear elevation with lovely views.Bedroom 2 (3.96m’2.52mâ€• x 3.81m’ (13’ x 12’5â€• x 12’ ))Having a fitted picture rail, radiator and a PVCu double glazed window to the front elevation.Bedroom 3 (3.35m’2.13mâ€• x 2.74m’0.61mâ€•’ (11’7â€• x 9’2â€•’)Having telephone and network points, radiator and a PVCu double glazed window to both the front and rear elevation.Bedroom 4 (3.05m’2.44m’3.35mâ€• (10’ x 8’11â€•))Having a fitted airing cupboard providing useful storage, radiator, fitted picture rail and a PVCu double glazed window to the rear elevation.Family BathroomFitted with a quality four-piece suite comprising of a corner wooden panel sided bath with shower attachment over, shower cubicle with sliding glass doors and fitted electric shower, vanity wash hand basin with base cupboard providing useful storage, low level WC with half height wood panelling to walls and complementary tiling above, wood panelled ceiling, wood effect vinyl flooring, radiator and two PVCu double glazed windows to the side elevation.OutsideTo the front of the property there is a double width paved driveway providing ample off-road parking and access to the garage. Otherwise to the front of the home the gardens are principally laid to

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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’3.35mâ€• x 3.35m’2.74mâ€• (14’11â€• x 11’9â€• ))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 NotesFrom 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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