



## 16 Harewood Road, Allestree, Derby, DE22 2JN

**£359,950**



A larger proportioned traditionally styled three bedroom semi-detached family home with extended dining kitchen in this ever popular and sought after position.



# 16 Harewood Road, Allestree, Derby, DE22 2JN

£359,950



## DIRECTIONS

Turning onto Allestree Lane from Kedleston Road, follow towards the top end of the lane turning left into Harewood Road where the property will be found a short distance on the right.

The beautifully presented interior incorporates gas central heating via a modern combination boiler along with UPVC double glazed windows and doors. The spacious accommodation comprises, large reception hallway with stairs to the first floor and open cloaks area, bay windowed lounge with internal glazed doors leading into a dining room which adjoins an extended fitted dining kitchen. To the first floor a spacious landing leads into two double bedrooms, generous third bedroom and four piece bathroom suite.

Externally there is a neat raised front garden, a block paved driveway leads to the side garage.

To the rear of the property is a beautiful garden having a paved pathway, store area and patio with steps leading to a raised lawn with planted borders and second raised seating area at the top of the garden.

Allestree is a highly popular area favoured by families for reputable schools, excellent local shopping facilities and parks along with

popular public houses, cafes and with ease of access to the city centre.

A quality and spacious family home in a excellent location.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

12'9" x 8' (3.89m x 2.44m)

An extremely spacious and large formal hallway entered through a composite front door with side UPVC double glazed windows, stairs to first floor with cloaks storage beneath, radiator. Access into lounge and kitchen.

#### LOUNGE

17' into bay x 11'10" (5.18m into bay x 3.61m)

A spacious and formal living room with a UPVC double glazed bay window to the front elevation, chimneys breast recess, media connections, radiator and internal double glazed doors opening into:

#### DINING ROOM

11'11" x 11'5" (3.63m x 3.48m)

Also with a UPVC double glazed bay window with door, ample space for dining furniture, radiator and door into:

## DINING KITCHEN

22'8" x 8' (6.91m x 2.44m)

A long extended room adjoining the dining room fitted with a good range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, ceramic sink and drainer, electric oven, gas hob and extractor fan over, integrated fridge, freezer and dishwasher and space for a washing machine, concealed combination boiler, tiled floor throughout with underfloor heating, space for a dining table and chairs, UPVC double glazed windows, side door and two radiators.

## FIRST FLOOR

### LANDING

A further spacious reception area with side UPVC double glazed window.

### BEDROOM ONE

14'10" x 11'11" (4.52m x 3.63m)

A spacious double bedroom with UPVC

double glazed bay window, ample dose for all bedroom furniture, radiator.

### BEDROOM TWO

13' x 11'10" (3.96m x 3.61m)

A second large double bedroom with rear facing UPVC double glazed window overlooking the garden, ample space for all furniture, radiator.

### BEDROOM THREE

8'6" x 8' (2.59m x 2.44m)

A generous third bedroom with front facing UPVC double glazed window, radiator.

### BATHROOM

7'11" x 7'5" (2.41m x 2.26m)

Spaciously appointed with a four piece suite comprising a deep panelled bath, separate shower cubicle with mains chrome shower and sliding screen doors, wash basin sat on a vanity unit and low level WC, vinyl flooring, two UPVC double glazed windows, tiled walls, inset ceiling spotlights, extractor fan and chrome towel radiator.



## OUTSIDE

Externally there is a neat raised front garden, a block paved driveway leads to the side garage.

## GARAGE

Main up and over door, power, light and personal rear door.

To the rear of the property is a beautiful garden having a paved pathway, store area and patio with steps leading to a raised lawn with planted borders and second raised seating area at the top of the garden.

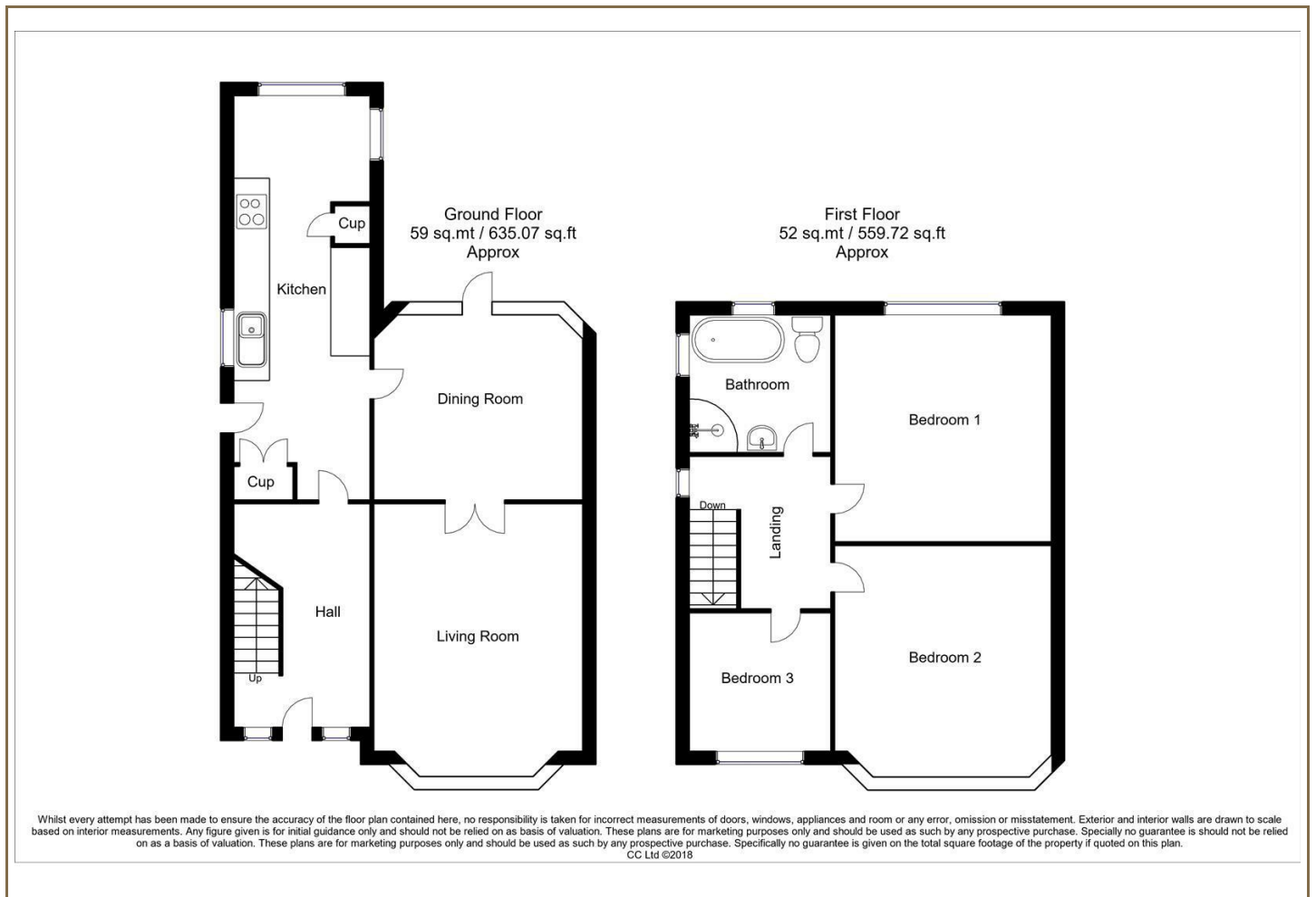




## Road Map



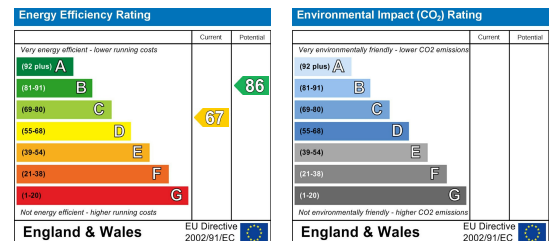
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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