



**155 Birchover Way, Allestree, Derby, DE22 2DB**

**Offers Over £425,000**



A fantastic four bedroom detached family home located in the heart of Allestree being beautifully presented throughout, including a full width living dining kitchen, ensuite to the principal bedroom and pleasant private garden.





# 155 Birchover Way, Allestree, Derby, DE22 2DB

**Offers Over £425,000**



## DIRECTIONS

Leave Derby City Centre via Kedleston Road passing the University of Derby taking the next principal right turning onto Birchover Way, follow the road passing the Park Farm shopping centre as the road begins to rise, the property will be found on the left.

Internally the stylishly presented interior incorporates both UPVC double glazing and gas central heating via a modern combination boiler with spacious accommodation comprising: An impressive entrance hallway, cloakroom WC, formal lounge with bay window and built-in seat, full width living dining kitchen with French doors leading to the rear garden and internal access into the deep garage with utility area. To the first floor a landing leads to four very well proportioned bedrooms all having fitted wardrobes, the principal spacious bedroom having a beautifully appointed ensuite, there is finally a luxuriously appointed four piece bathroom suite.

Externally, the property has a paved driveway providing ample off-road parking leading to the integral garage. The rear garden offers a high degree of privacy having a patio leading onto a lawn with enclosed fenced boundaries. From first floor level there are stunning far reaching countryside views.

The property is located within the heart of this highly sought after residential location

having an impressive range of local amenities and facilities including those found at the Park Farm shopping centre, schooling at all levels, Allestree and Markeaton parks, and ease of access can be sought into the city centre and surrounding countryside.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

A formal and welcoming hallway entering through an attractive door with obscure glazed side panels and window, inset floor mat leading onto a quality herringbone style vinyl floor, stylish wall panelling, stairs to first floor with useful shoe cupboard beneath, radiator.

#### CLOAKROOM WC

Low level WC and wash hand basin, radiator.

#### LOUNGE

15'11" x 11'4" (4.85m x 3.45m)

A beautiful formal lounge having a UPVC double glazed bay window to the front elevation with a fitted window seat with storage, quality herringbone style flooring, media connections recessed into the chimney, radiator and bi-folding doors opening into the dining area.

## OPEN PLAN LIVING DINING KITCHEN

25'8" x 10'11" reducing to 8'11" (7.82m x 3.33m reducing to 2.72m)

The kitchen area is fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and breakfast bar, stainless steel sink and drainer, gas double oven, gas hob and extractor fan over, space for a dishwasher, door into garage, rear facing UPVC double glazed window and door to garden, space for comfortable seating.

At the opposite end of the kitchen is a dining area with ample space for a dining table and chairs, UPVC double glazed French doors to the rear patio, laminate flooring, inset ceiling spotlights.

## FIRST FLOOR

### LANDING

With a continuation of the attractive wall panelling, loft access.

## BEDROOM ONE

14'1" into bay x 11'5" (4.29m into bay x 3.48m)

A beautifully appointed and spacious principal bedroom suite with fitted wardrobes and shelving, feature panelling, UPVC double glazed bay window, radiator.

### EN-SUITE

8'3" x 6'4" (2.51m x 1.93m)

Stylishly appointed with a generous sized shower cubicle with glazed screen edged in black matching the overhead shower and controls, wash basin sat on a vanity drawer unit, illuminated mirror, low level WC, period style vinyl flooring, attractive tiling, UPVC double glazed window, black towel radiator and built-in store cupboard.

## BEDROOM TWO

12'1" x 11'5" (3.68m x 3.48m)

A second double bedroom with herringbone style quality vinyl flooring, fitted wardrobes and dressing table/desk, rear facing UPVC double glazed window with stunning far reaching views, radiator.





### BEDROOM THREE

10'11" x 7'11" (3.33m x 2.41m)

A further generous bedroom also with herringbone style quality flooring, fitted wardrobes, rear facing window with stunning far reaching views, radiator.

### BEDROOM FOUR

11' to front of wardrobes x 8'2" (3.35m to front of wardrobes x 2.49m)

An impressive sized fourth bedroom also with herringbone style quality flooring, fitted wardrobes, front facing UPVC double glazed window and radiator.

### BATHROOM

8'9" x 7'8" (2.67m x 2.34m)

Beautifully appointed with a four piece bathroom suite with gold coloured fittings comprising a deep bath, walk-in shower with low profile tray, glazed screen and mains overhead shower, wash basin sat on a vanity drawer unit and a low level WC, attractive wall tiling, vinyl flooring, UPVC double glazed window, inset spotlights, extractor fan and radiator.

### OUTSIDE

Externally, the property has a paved driveway providing ample off-road parking leading to the integral garage. The rear garden offers a high degree of privacy having a patio leading onto a lawn with enclosed fenced boundaries. From first floor level there are stunning far reaching countryside views.

### GARAGE

21' x 8'3" (6.40m x 2.51m)

Main electric roller door, wall mounted combination boiler, also with provision for a washing machine and tumble dryer.







## Road Map



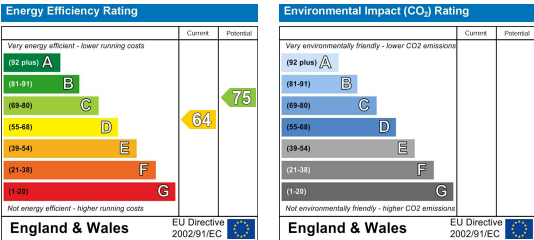
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
[sales@boxallbrownandjones.co.uk](mailto:sales@boxallbrownandjones.co.uk)

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
[belper@boxallbrownandjones.co.uk](mailto:belper@boxallbrownandjones.co.uk)