



6 Woodlands Road, Allestree, Derby, DE22 2HE

Offers Over £299,950



A highly impressive semi-detached family home enjoying three generous bedrooms, extended living room and a private garden positioned close to local schooling and shops.



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DIRECTIONS

The property is best approached from Birchover Way heading towards Blenheim Parade from Park Farm turning right onto Woodlands Road where the property will be found a short distance on the right.

The gas centrally heated and UPVC double glazed accommodation is immaculately presented throughout and comprises, welcoming entrance hallway, large lounge, extended living room with French doors and pantry, fitted kitchen, rear hall, cloakroom and utility room. To the first floor, there are three very well proportioned bedrooms and bathroom with shower over bath.

Externally, there is a paved driveway providing off road parking whilst to the rear there is a private enclosed garden with patio, lawn and attractive planted borders.

The property is located close to Portway infants and junior school as well as grocery stores, cafe, Allestree park and Woodlands secondary school.

This superb home should be viewed at the earliest of opportunities.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Entering the property through a UPVC double glazed front door into a pleasant hall area

having an attractive stair case to the first floor with useful cupboard beneath and side window, radiator.

LOUNGE

18'1" into bay x 11'6" (5.51m into bay x 3.51m)

A spacious room having a square UPVC double glazed bay window to the front elevation, fireplace with an inset gas fire, surround and hearth, media connections and radiator.

LIVING ROOM

25'11" x 8'11" (7.90m x 2.72m)

A very spacious and extended reception room with attractive pitched ceiling, deep pantry store, ample space for dining and lounging furniture, media connections, UPVC double glazed French doors to the garden, radiator.

KITCHEN

13'3" x 5'10" (4.04m x 1.78m)

Very well appointed with a range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces, composite sink and drainer, tiled splashback, Neff integrated fridge and double oven, gas hob and extractor fan over, UPVC double glazed window and access into:

REAR HALL

With a tiled floor and a UPVC double glazed door to garden, continuing into:

UTILITY ROOM

With plumbing and space for an automatic washing machine and tumble dryer, laminate work surface and tiled floor, UPVC double glazed window.

CLOAKROOM

Low level WC and tiled floor.

FIRST FLOOR

LANDING

Loft access.

BEDROOM ONE

12'5" x 11'6" (3.78m x 3.51m)

A spacious double bedroom with fitted wardrobes, cabinets and dressing table, UPVC double glazed window and radiator.

BEDROOM TWO

13'4" x 9'6" (4.06m x 2.90m)

Fitted wardrobes, rear facing UPVC double glazed window and radiator.

BEDROOM THREE

9'5" x 9' (2.87m x 2.74m)

A very generous third bedroom having a rear facing UPVC double glazed window, built in cupboard housing the Worcester combination boiler, radiator.

BATHROOM

7'6" x 5'11" (2.29m x 1.80m)

Nicely appointed with a white three piece suite comprising a panelled bath with electric shower over, wash basin and WC, vinyl flooring, UPVC double glazed window and radiator.

OUTSIDE

Externally, there is a paved driveway providing off road parking and gated side access. To the rear there is a private enclosed garden with patio, lawn and attractive planted borders. The garden offers a high degree of privacy and backs onto the school playing fields.



Road Map



Hybrid Map



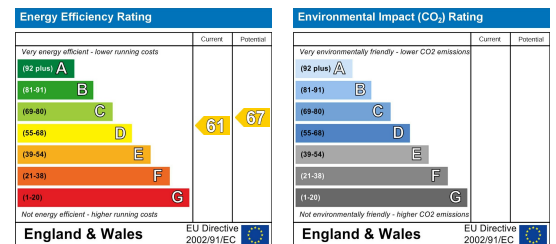
Terrain Map



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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