Boxall Brown & Jones

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Residential Lettings
Property Management

49 Rockingham Close, Allestree, Derby, DE22 2UX

Offers In The Region Of £215,000

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This three bedroom townhouse enjoys a tucked-away corner position with garage, open plan kitchen diner, within Ecclesbourne catchment and offered for sale with no chain.

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The gas centrally heated and UPVC double glazed accommodation comprises, recessed storm porch, hallway with stairs to the first floor, generous lounge, open plan dining kitchen with French doors, three well-proportioned bedrooms, two with built-in wardrobes and bathroom with shower over bath. The boiler is 2 years old with a 10 year guarantee.

Externally there is a lawned front garden with pathway leading to the front door. An enclosed rear garden with an attractive patio covered by a pergola and vine, lawn, brick barbeque and gated rear access.

Also to the front is single garage within a block (second from left as pictured) with main up and over door.

The property is located in the Ford Lane/Derwent Avenue area of Allestree within the catchment for the noteworthy Ecclesbourne school in Duffield. Locally there is a convenience store, open green spaces, Allestree park and lake, petrol station with mini-Waitrose, doctors, pharmacy, cafe, church and popular public house.

An ideal first time buy or buy to let investment offered for sale with no upward chain.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Entering the property beneath a recessed storm porch, through a UPVC double glazed front door into a hallway area with stairs leading to the first floor, tiled floor, radiator and access into:

LOUNGE

14'5" x 12' (4.39m x 3.66m)

Spacious with ample room for comfortable furniture, large front facing UPVC double glazed window, media connections, radiator, access into:

KITCHEN

15' x 10'2" (4.57m x 3.10m)

A spacious open plan dining kitchen with space for a dining table and chairs, laminate flooring throughout and a pair of UPVC double glazed French doors leading to the rear patio. The kitchen is appointed with a range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled walls, composite sink and drainer, cooker (which can be included), washing machine and fridge freezer, useful understairs store cupboard, UPVC double glazed window, radiator.

FIRST FLOOR

BEDROOM ONE
12'5" x 8'6" (3.78m x 2.59m)
Positioned to the front of the house with far reaching views, UPVC double glazed window, built-in wardrobe, radiator.

BEDROOM TWO
10' x 8'5" (3.05m x 2.57m)
Having a rear facing UPVC double glazed window, built-in wardrobe, radiator.

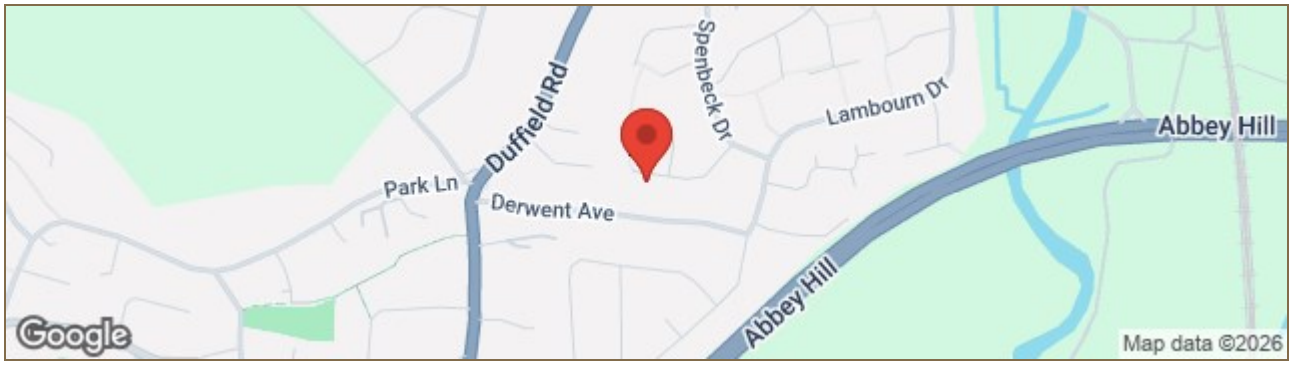
BEDROOM THREE
9'6" x 6'5" (2.90m x 1.96m)
A generous third bedroom with a front facing UPVC double glazed window, built-in bulkhead, radiator.

BATHROOM
6'1" x 5'6" (1.85m x 1.68m)
Appointed with a white three piece suite comprising a panelled bath with screen and electric shower, wash basin and low level WC, tiled walls and deep sill, UPVC double glazed window, extractor fan, chrome towel radiator.

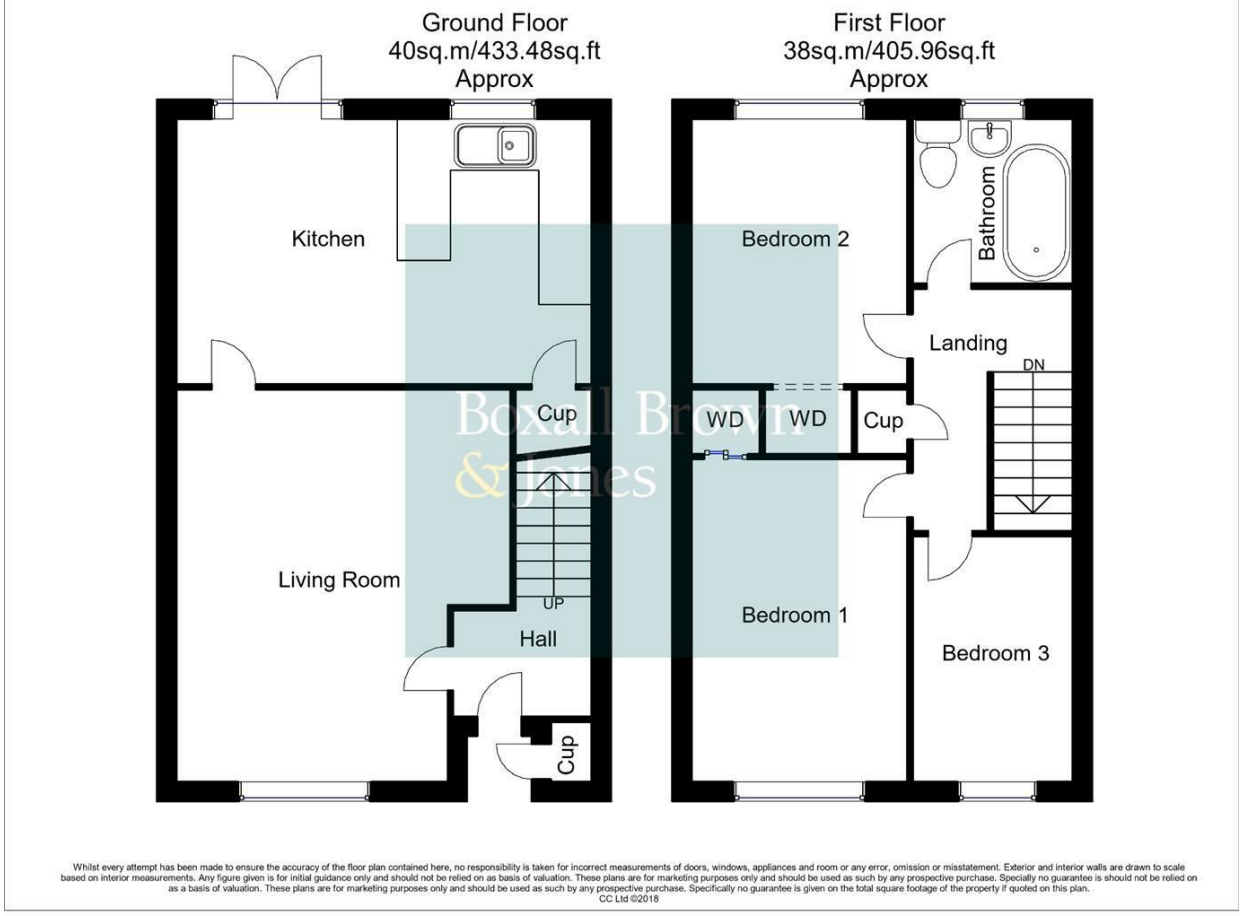
OUTSIDE
Externally there is a lawned front garden with pathway leading to the front door. An enclosed rear garden with an attractive patio covered by a pergola and vine, lawn, brick barbeque and gated rear access.

Also to the front is single garage within a block (second from left as pictured) with main up and over door.

Road Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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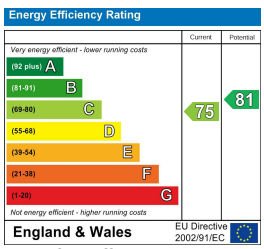
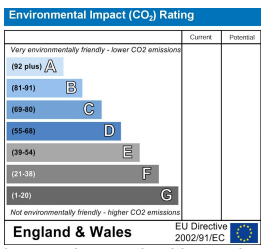
Viewing

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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