Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

# 31 Spenbeck Drive, Allestree, Derby, DE22 2UH

## £425,000

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A large detached family home with four double bedrooms, three reception rooms and an extended kitchen also with double garage located in the Ecclesbourne School catchment. No Chain.

# 31 Spenbeck Drive, Allestree, Derby, DE22 2UH

## £425,000

This impressive sized home includes both UPVC double glazed windows and gas central heating briefly comprising, entrance hallway, cloakroom WC, study, large lounge, separate dining room and an extended kitchen leading into a conservatory. To the first floor a landing with linen closet leads into four double bedrooms, the principle being particular large with fitted wardrobes and en-suite, there is finally a main family bathroom.

Externally the property sits proudly in its corner plot with nicely planted and lawned front and side gardens, driveway and detached double garage. The enclosed rear garden offers a high degree of privacy having a large patio area, with steps leading to the side gate, lawn and side storage area with shed.

The property has been in the same family ownership for approximately 50 years and is now available for sale with no upward chain and offers a wonderful opportunity for improvement, personalisation and reconfiguration.

Located off Ford Lane and Duffield Road, the property is close to the beautiful Allestree park, lake and woods, numerous open green spaces and A6 with a frequent public transport service into the city centre and Duffield home to the noteworthy Ecclesbourne secondary school. Locally there is a convenience store, petrol station with mini-Waitrose, doctors, dentists, pharmacy, primary schools, cafe and popular public houses.

An excellent opportunity in a fine residential location.

### ACCOMMODATION

### GROUND FLOOR

### ENTRANCE HALLWAY
Entering the property through a timber panelled front door with side window into a formal hallway area with stairs leading to the first floor, radiator.

### CLOAKROOM
Appointed with a low-level WC with concealed cistern, wash hand basin, half tiled walls, vinyl flooring, coat hanging space, UPVC double glazed window, radiator.

### STUDY
12'11" x 9' (3.94m x 2.74m)
A versatile room suitable for a home office comprising a front facing UPVC double glazed window, ample space for furniture, radiator.

### LOUNGE
19'10" x 12'3" (6.05m x 3.73m)
A very spacious lounge, the perfect space for the family to enjoy, having UPVC double glazed sliding patio doors, fireplace and hearth with an inset gas fire, fitted display cabinets, media connections, radiator, bi-fold louvre doors open into:

## DINING ROOM
11'4" x 9'9" (3.45m x 2.97m)
A formal dining room connecting the kitchen to the lounge with ample space for dining furniture having a rear facing UPVC glazed window, radiator.

## KITCHEN
The original kitchen benefits from a side extension having a tiled floor throughout, five UPVC double glazed windows and three central heating radiators.

## MAIN KITCHEN AREA
14'4" x 7'11" (4.37m x 2.41m)
Appointed with a range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, electric cooker, integrated microwave and dishwasher, deep recess and useful understairs store cupboard.

## EXTENDED AREA
16'9" x 6'11" (5.11m x 2.11m)
The kitchen continues into the extended side area with a further range of matching kitchen units and work surfaces, plumbing and space for a washing machine and tumble dryer, second stainless steel sink and drainer.

## CONSERVATORY
13' x 8'5" (3.96m x 2.57m)
A pleasant and versatile room having UPVC double glazed sliding doors leading to the rear patio, UPVC double glazed windows, pitched roof, tile floor and electric wall heater.

## FIRST FLOOR

## LANDING
Providing independent access to all first floor rooms, loft and also having a double linen closet.

## BEDROOM ONE
15'10" x 12'5" (4.83m x 3.78m)
A particularly generous principle bedroom having an extensive range of fitted wardrobes, cupboard and matching bedside cabinets, shelving and dressing table, front facing UPVC double glazed window provides beautiful far reaching views towards Breadsall and Little Eaton, radiator.

## EN-SUITE
6'6" x 5'4" (1.98m x 1.63m)
Smartly appointed with a three-piece suite comprising a corner shower cubicle with a mains chrome shower and folding screen door, wash hand basin and low-level WC, tiled floor and walls, UPVC glazed window, extractor fan, inset ceiling spotlights and a towel radiator.

## BEDROOM TWO
14'1" to rear of wardrobes x 12'3" (4.29m to rear of wardrobes x 3.73m)
A further generous double bedroom also having fitted wardrobes, rear facing UPVC double glazed window, radiator.

## BEDROOM THREE
11'5" x 11'4" (3.48m x 3.45m)
A third double bedroom also having fitted wardrobes, cabinets, desk and bookshelf, rear facing UPVC to glazed window, radiator.

## BEDROOM FOUR
9'9" x 8' (2.97m x 2.44m)
Are very generous fourth bedroom having a deep built-in store cupboard, front facing UPVC to glazed window with views, radiator.

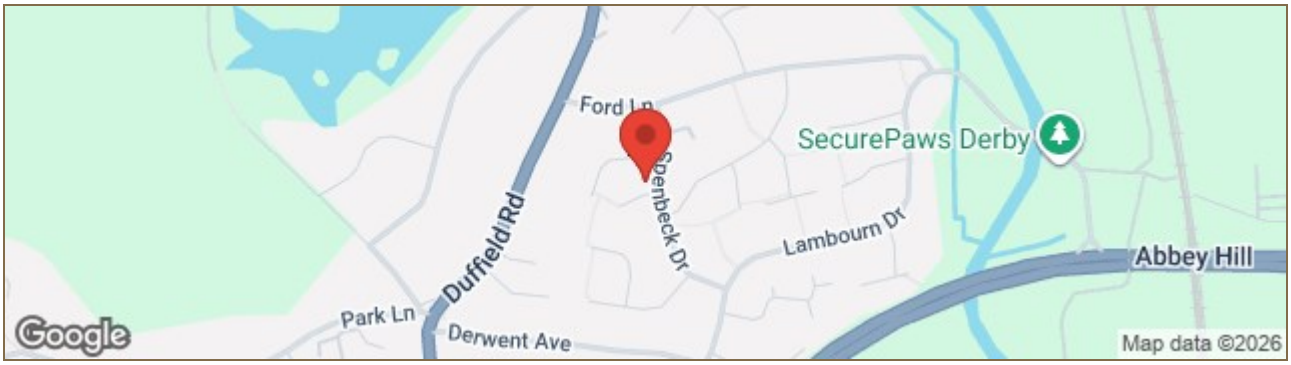
## BATHROOM
7' x 5'1" (2.13m x 1.55m)
Appointed with a three-piece suite comprising a bath with an electric shower over and screen, wash hand basin and low level WC, tiled walls, vinyl flooring, UPVC double glazed window, radiator.

## OUTSIDE
Externally the property sits proudly in its corner plot with nicely planted and lawned front and side gardens, driveway and detached double garage. The enclosed rear garden offers a high degree of privacy having a large patio area, with steps leading to the side gate, lawn and side storage area with shed.

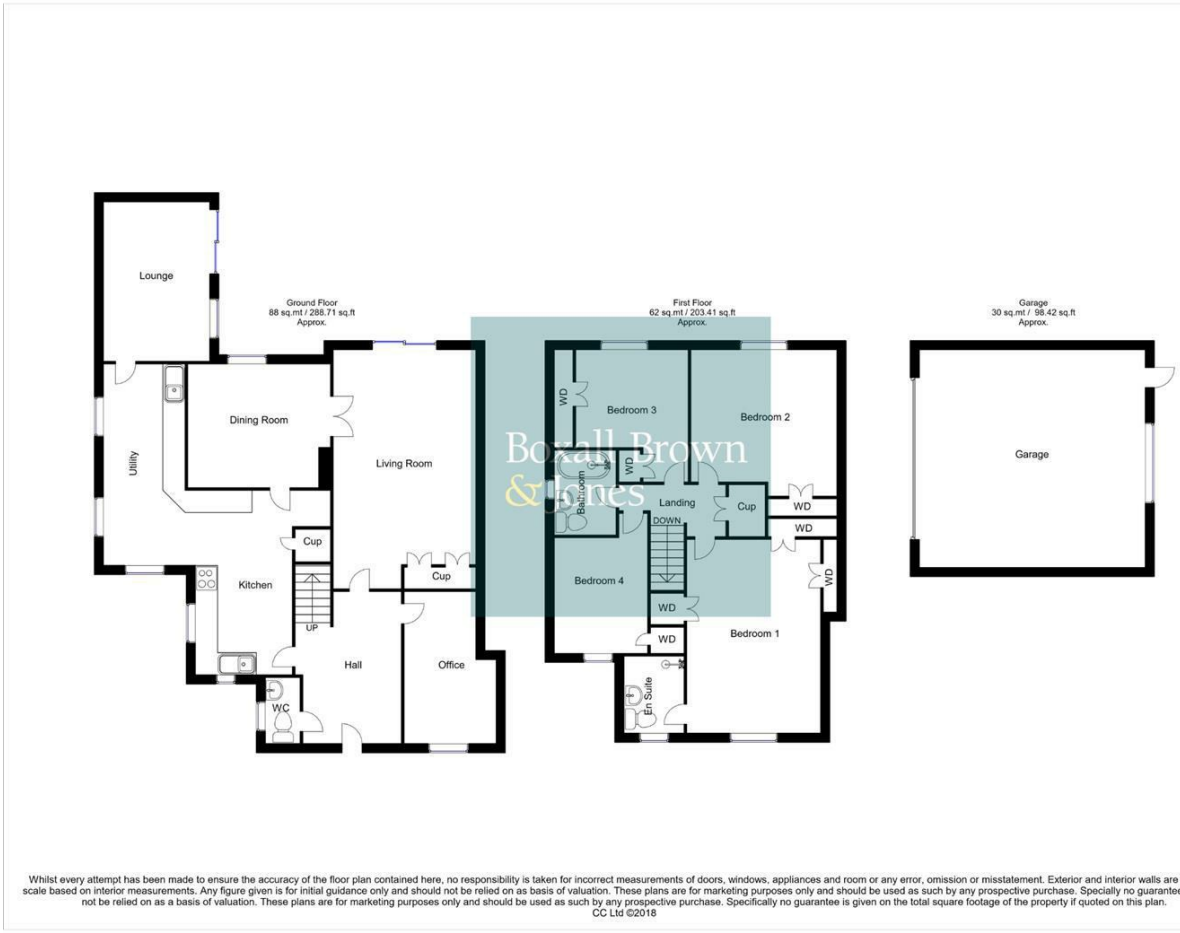
## DETACHED DOUBLE GARAGE
17'6" x 16'1" (5.33m x 4.90m)
Brick built with electric roller door, personal rear door, power, light and UPVC double glazed window.

The property fronts Spenbeck Drive with the driveway and garage being accessed from Padley Close.

## 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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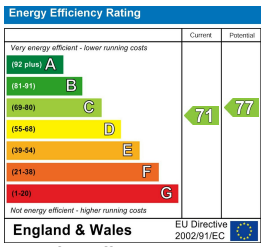
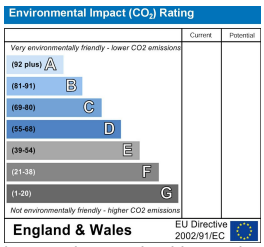
## Viewing

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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