



## 22 Park View Close, Allestree, Derby, DE22 2GH

**£280,000**

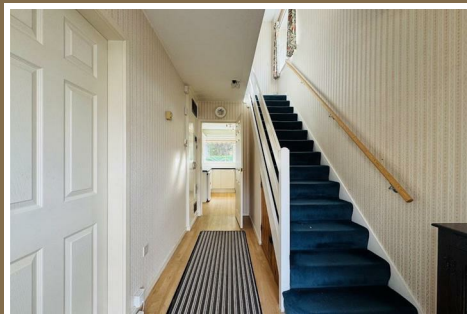


Located in the heart of Allestree, opposite the family friendly Allestree recreation ground is this three bedroom detached house in need of general upgrading offered for sale with no chain.



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## DIRECTIONS

Approaching Allestree from Duffield Road, exit the large traffic island onto Kingscroft, on reaching Allestree recreation ground on the left, turn right into Park View Close where the property will be found towards the end of the street on the right.

The UPVC double glazed accommodation comprises, entrance hallway, open plan living and dining room, conservatory, kitchen and additional extended reception room. To the first floor are two double bedrooms, one single bedroom and large wet room.

Externally there is a driveway providing off road parking leading to a garage. The rear garden whilst modest in size offers a private relaxing area with lawn, patio and mature hedge and with gated side access.

Allestree is a highly popular residential suburb with an excellent range of local shops and services typically covering all day to day needs. There are numerous local parks including the family friendly Allestree recreation ground and the beautiful Allestree park and woods.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

Entering the property through a UPVC double glazed front door into a generous formal

hallway area with stairs leading to the first floor and useful cupboard beneath, vinyl floor covering, access into the reception room and kitchen.

#### OPEN PLAN RECEPTION ROOM

25'2" x 11' (7.67m x 3.35m)

A particularly spacious room having a UPVC double glazed window to the front elevation and UPVC double glazed sliding doors giving access into the rear conservatory, fireplace and surround with an inset electric fire, media connections access into the kitchen and:

#### CONSERVATORY

Of UPVC construction with windows and door leading to the rear garden, pitched roof and a tiled floor.

#### KITCHEN

10'10" x 8'3" (3.30m x 2.51m)

Appointed with a range of wall and base units having matching cupboard and drawer fronts, laminate work services, inset composite sink and drainer, double electric eyelevel oven, electric hob and extractor fan over, space for further appliances, built-in pantry cupboard, vinyl floor covering.

#### DINING ROOM

10'6" x 7'3" (3.20m x 2.21m)

Accessed from the kitchen having a UPVC double glazed rear facing window, UPVC double glazed side door and vinyl floor covering.



## FIRST FLOOR

### LANDING

Having a side UPVC double glazed window and built-in cupboard housing the hot water cylinder.

### BEDROOM ONE

11'6" x 11' (3.51m x 3.35m)

With built-in wardrobes having sliding doors, front facing UPVC double glazed window.

### BEDROOM TWO

10'8" x 9'6" (3.25m x 2.90m)

A second generous double bedroom having a rear facing UPVC double glazed window, vinyl flooring.

### BEDROOM THREE

8'2" x 6'8" (2.49m x 2.03m)

A generous third single bedroom with built-in bulkhead shelving and front facing UPVC double glazed window.

## WET ROOM

8'2" x 7'7" (2.49m x 2.31m)

Having an electric shower, wash hand basin sat on a vanity unit and low-level WC, two UPVC double glazed windows, vinyl floor covering, tiled walls, extractor fan and chrome towel heater.

## OUTSIDE

Externally there is a driveway providing off road parking leading to a garage. The rear garden whilst modest in size offers a private relaxing area with lawn, patio and mature hedge and with gated side access.









## 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.

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## Energy Efficiency Graph

