



## 3 St. Johns Close, Allestree, Derby, Derbyshire, DE22 2PN

**£297,500**



A beautifully presented and extended two double bedroom detached bungalow with beautifully well stocked gardens, spacious driveway and garage located on a pleasant cul-de-sac close to the Park Farm shopping centre.



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A detailed internal inspection will reveal an immaculately presented property that includes a recently upgraded gas central heating and electric system, modern kitchen and bathroom, and quality UPVC double glazed windows and doors.

In brief the accommodation comprises, enclosed entrance porch, hallway with pull down ladder access to a boarded loft, spacious lounge with bay window and gas fire, extended dining room, a modern fitted kitchen with integrated cooking appliances and dishwasher, two double bedrooms, one with wardrobes, the second leading to a rear conservatory overlooking the rear garden and finally a beautifully appointed shower room.

The bungalow continues to impress externally with delightfully landscaped front and rear gardens being particularly well stocked with colourful seasonal planting, a long driveway, detached garage, patio, lawn, summerhouse and external utility cupboard housing the modern combination boiler.

St John's Close is a small cul-de-sac located off Clifton Road close to Allestree's many

amenities including those found at the Park Farm shopping centre and Blenheim Parade.

## DIRECTIONS

Approaching the property from Birchover Way with the Park Farm shopping centre on your right, turn left onto Oakover Drive immediately opposite, continue towards Allestree Lane taking the last right onto Clifton Road and first right into St John's Close where the bungalow will be found a short distance on the left.

## ENTRANCE PORCH

Entering the property via the side porch through a UPVC double glazed door with surrounding windows, useful storage area for coats and shoes etc, light and second glazed panel door into:

## HALLWAY

Carpeted with a gas central heating radiator, access to a boarded and lighted loft with a pull down ladder. Access to both bedrooms, bathroom and:

## LOUNGE

15'2" x 11'11" (4.62m x 3.63m)

A generous lounge with a UPVC double glazed bay window to the front elevation, flame gas



fire with surround and hearth, media connections and radiator, open plan access into:

### EXTENDED DINING ROOM

9'4" x 6'6" (2.84m x 1.98m)

Providing ample space for a dining table and chairs, side UPVC double glazed window and radiator.

### KITCHEN

11' x 7'8" (3.35m x 2.34m)

Beautifully appointed with a range of wall and base units with matching cupboard and drawer fronts in cream including a tall larder unit, wood effect laminate work surfaces and tiled splashback, stainless steel sink and drainer with extendable hose tap, integrated electric oven, hob and extractor fan over, dishwasher, space for a tall fridge freezer and washing machine. Side UPVC double glazed door and front facing window, vinyl wood effect floor covering and a tall vertical radiator.

### BEDROOM ONE

11'11" x 10'5" (3.63m x 3.18m)

A spacious principal bedroom having a main UPVC double glazed window overlooking the rear garden with an additional side window, wardrobes with sliding doors, media connection and radiator.

### BEDROOM TWO

11'11" x 9' (3.63m x 2.74m)

A second double bedroom with a side UPVC double glazed window, radiator and UPVC double glazed French doors into:

### CONSERVATORY

9'2" x 6'5" (2.79m x 1.96m)

A pleasant room giving an aspect of the rear garden, UPVC double glazed windows and door to patio, glazed roof and a tile effect vinyl floor covering.

### SHOWER ROOM

Stylishly fitted with a modern suite comprising a walk-in shower enclosure with folding screen, mains overhead shower with additional shower, tiled surround, wash hand





basin sat on a vanity unit and low level WC, UPVC double glazed window, chrome towel radiator.

## OUTSIDE

The front garden is delightfully landscaped with a variety of plants, bushes and heathers with a paved pathway to the front door. There is an enlarged long driveway providing adequate off road parking continuing to the rear detached garage. There is also a tap and gated access to the rear.

To the opposite side of the bungalow there is a useful paved area suitable for a secluded seating area or bin storage.

A beautifully landscaped and highly private rear garden having a paved patio and pathway leading to a second patio and summer house. There is a lawn and an established planted area along with hedge and fence borders.

## BOILER ROOM

An external store room which houses the modern combination boiler providing domestic hot water and gas central heating along with modern electrical fuse box.

## DETACHED GARAGE

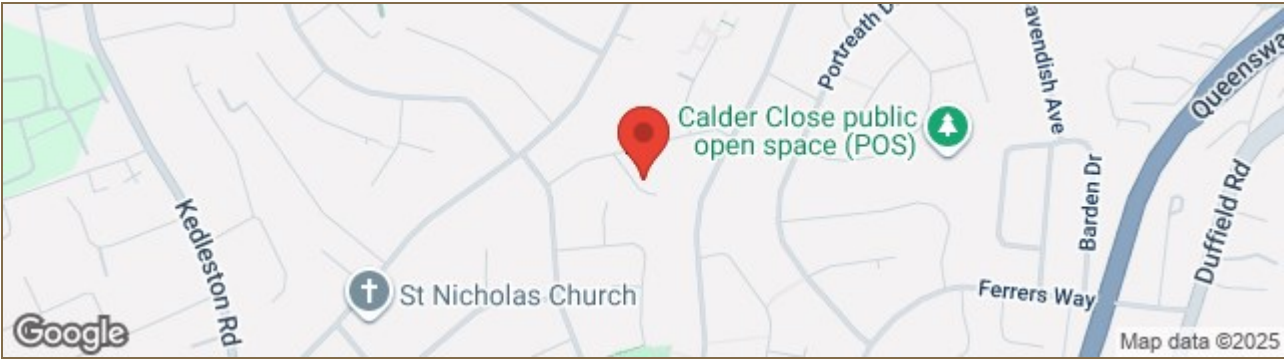
A modern concrete sectional detached garage with main up and over door, power, light and personal side door.



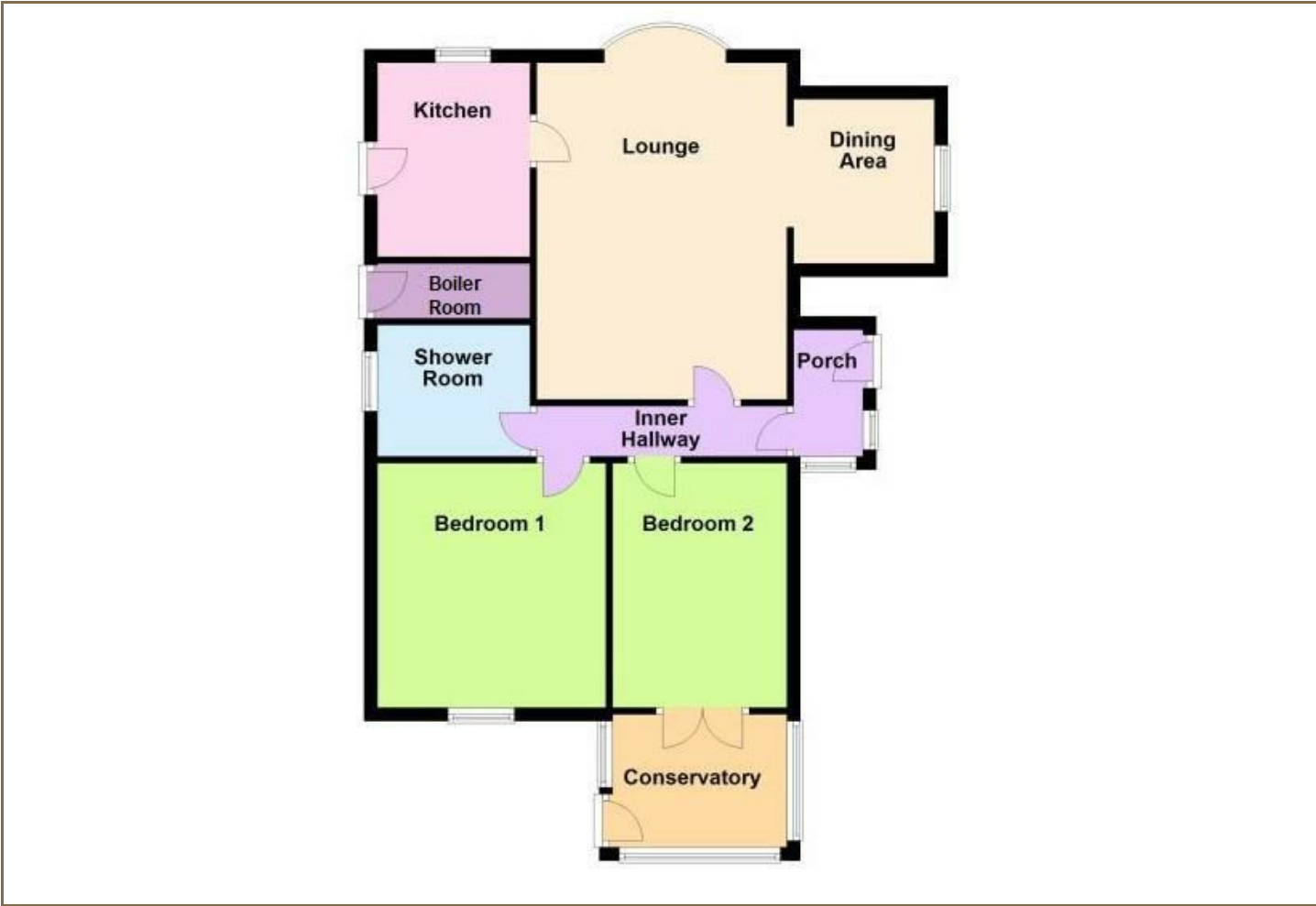




## Road Map



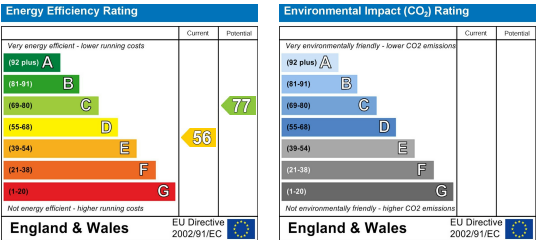
## Floor Plan



## 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



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