



## 49 Amber Road, Allestree, Derby, DE22 2QB

Offers Over £335,000



A professionally developed family home providing superb modern accommodation including a luxury bathroom, WC and kitchen with French doors, brand new central heating and electrics, also with a garage and utility room. No Chain and Immediate Vacant Possession.



# 49 Amber Road, Allestree, Derby, DE22 2QB

Offers Over £335,000



## DIRECTIONS

From the city Centre head north on Kedleston Road passing the University of Derby, taking the next principal right turning onto Birchover Way taking the first left principal turning into Amber Road where the property will be found a very short distance on the right.

The beautifully presented interior includes a new gas central heating and electrical system, UPVC double glazed windows and doors, including a composite front door and beautiful oak panelled internal doors. The highly impressive accommodation comprises extended front porch providing a useful hallway area with storage for coats and shoes etc and stairs leading to the first floor, newly carpeted spacious lounge continuing into a rear dining kitchen with French doors and useful understairs store cupboard, to the first floor there are three well proportioned bedrooms all being newly carpeted and a luxurious bathroom suite with attractive tiling and shower over bath.

There is a wide frontage being gravel providing off-road parking for several vehicles continuing to a garage with electric roller door, power and light. To the rear of the garage is a utility area with plumbing for laundry appliances and newly installed gas central heating boiler. The rear garden enjoys a deep paved patio leading onto an expanse of lawn with planted borders and fenced boundaries.

The property is located in the heart of this highly popular and sort after residential location close to the many useful amenities found at the park farm shopping centre, marketing Park and ease of access can be sorted into the city centre.

A highly impressive detached family home worthy of a detailed internal viewing at the earliest of opportunity.

## ACCOMMODATION

### GROUND FLOOR

#### EXTENDED ENTRANCE HALLWAY

Entering the property through an attractive composite and glazed front door into a formal hallway area with Amtico flooring, recess suitable for the hanging of coats and shoe storage, stairs lead to the first floor, radiator.

#### CLOAKROOM WC

Stylishly appointed with a wash hand basin sat on a vanity unit with storage cupboard beneath and matching low-level WC with concealed system, antico flooring, UPVC double glazed window, inset ceiling spotlights, extractor fan and radiator.

#### LOUNGE

12'7" x 11'1" (3.84m x 3.38m)

Generous reception room being newly carpeted having a front facing UPVC double glazed window wall level media connection and central heating.

## DINING KITCHEN

15'9" x 10' (4.80m x 3.05m)

A superb open plan room with ample space for a dining table and chairs with Amtico flooring throughout. The kitchen is appointed with a plentiful range of wall and base units with matching cupboard and drawer fronts, wood effect laminate work surfaces and white tiled splashback, stainless steel sink and drainer, integrated electric oven, gas hob and extractor fan over, integrated Dishwasher and recess suitable for an upright fridge freezer, inset ceiling spotlights, UPVC double glazed window and French doors giving easy access to the rear patio, deep under stairs store cupboard and radiator.

## FIRST FLOOR

### LANDING

With loft access and side UPVC double glazed window and being newly carpeted.

### BEDROOM ONE

15'8" x 9'1" (4.78m x 2.77m)

A spacious principle bedroom being newly

carpeted and having a front facing UPVC double glazed window storage recess suitable for a wardrobe and shelf, radiator.

### BEDROOM TWO

10' x 9'2" (3.05m x 2.79m)

A generous double second bedroom being newly carpeted and having a rear facing UPVC double glaze window, radiator.

### BEDROOM THREE

10' x 6'1" (3.05m x 1.85m)

A generous third bedroom being newly carpeted and having a rear facing UPVC double glaze window, radiator.

### BATHROOM

6'3" x 5'11" (1.91m x 1.80m)

Luxuriously appointed with an attractive three-piece suite comprising a full size bath with both a handheld shower attachment and mains overhead shower and matching shower screen, contemporary styled wash handbasin sat on a vanity unit with storage drawer and tap over also with a matching low-level WC with concealed system, Amtico



flooring, attractive wall tiling, UPVC double glazed window, inset ceiling spotlights, extractor fan and chrome towel radiator.

## OUTSIDE

There is a wide frontage being gravel providing off-road parking for several vehicles continuing to a garage with electric roller door, power and light. To the rear of the garage is a utility area with plumbing for laundry appliances and newly installed gas central heating boiler. The rear garden enjoys a deep paved patio leading onto an expanse of lawn with planted borders and fenced boundaries.

## GARAGE

9'4" x 8'9" (2.84m x 2.67m)

Having a remote controlled electric roller shutter door, power and light and internal door into:

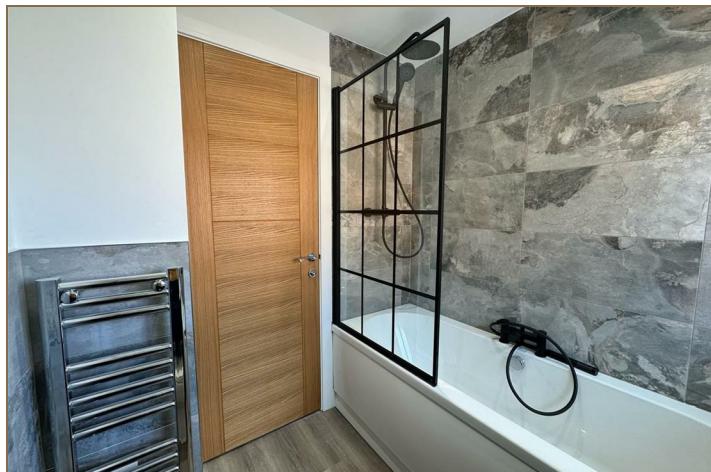
## UTILITY ROOM

8'3" x 7'1" (2.51m x 2.16m)

A particularly useful room having a fitted base unit and laminate worksurface, stainless steel

sink and drainer, wall mounted combination boiler providing domestic hot water and gas central heating, space for laundry appliances, would affect vinyl floor covering, UPVC double glaze door and window to the rear.





## Road Map



## Floor Plan



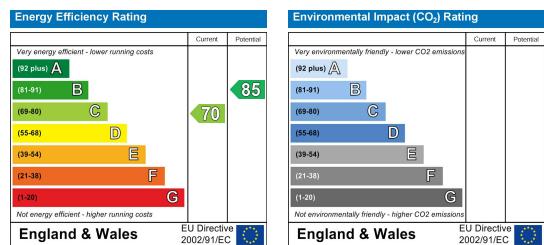
## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

## Energy Efficiency Graph



[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
[sales@boxallbrownandjones.co.uk](mailto:sales@boxallbrownandjones.co.uk)

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
[belper@boxallbrownandjones.co.uk](mailto:belper@boxallbrownandjones.co.uk)