



2 Siddals Lane, Allestree, Derby, DE22 2DY

£599,950



Enjoying a special position within Allestree conservation area is this highly impressive and secluded, detached bungalow featuring generously extended living and sleeping accommodation occupying a large mature plot.



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DIRECTIONS

Entering Allestree from Derby on Duffield Road (A6), after passing the petrol station turn left onto Park Lane, pass the junction with Lime Croft, Siddals Lane will be the next left turning, the property will then be found immediately on the right.

This unique property found on an equally unique lane in this highly sought after residential location is beautifully presented throughout and benefitting from large extended accommodation including an ensuite principal bedroom and a open plan living dining kitchen with lantern window and bi-folding doors. The full accommodation comprises, porch, hallway with superb Parquet flooring, WC, dining room, lounge with bay window, fitted kitchen with integrated appliances, adjoining living/dining garden room with lantern roof window and bi-folding doors, utility room and WC, to the opposite side of the property is the main four piece bathroom, three double bedrooms, the principal with en-suite.

Externally, the property occupies a large and mature garden plot with a frontage providing plentiful parking and store area with car port, workshop and garage. The delightful and highly private rear garden has a paved patio leading onto a large expanse of lawn with mature hedge borders, timber summer house and established planting.

The property is found in old Allestree village within a conservation area and amongst some of the oldest properties in this popular location. Locally there is a popular public house, cafe, church, church hall and clubs, petrol station with mini-Waitrose, doctors surgery and pharmacy. Also within Allestree are convenient shopping areas found at both Blenheim Parade and Park Farm. If required there are local schools and University. The beautiful Allestree park is close by offering wonderful walks.

A superb and spacious detached bungalow, rarely available and suitable for a variety of types of buyer.

ACCOMMODATION

ENTRANCE PORCH

Twin opening glazed front doors, quarry tiled floor and attractive half wall tiling, inner timber and glazed door into:

HALLWAY

Featuring a beautifully maintained Parquet flooring, half wooden panelled walls, moulded cornicing, side UPVC double glazed window, loft hatch, display shelving and radiator.

CLOAKROOM

Appointed with a low level WC, wash basin, tiled floor, UPVC double glazed window and radiator.

DINING ROOM

14'5" x 11'9" into bay (4.39m x 3.58m into bay)

A formal reception room with a double glazed bay window to the front elevation with matching radiator, fireplace with inset gas fire, surround and hearth, picture rail and ceiling cornices, radiator. Double doors open into:

LOUNGE

13'10" x 12'9" (4.22m x 3.89m)

A charming lounge area featuring a log burning stove and hearth, front facing double glazed window with UPVC double glazed French doors connecting into the kitchen, media connections, ceiling cornices and radiator.

KITCHEN

11'11" x 9'5" (3.63m x 2.87m)

Appointed with a quality range of fitted wall and base units with matching cupboard and drawer fronts, complimented by attractive Granite work surfaces and matching

upstands, ceramic sink and drainer, integrated dishwasher, double electric oven at eye level, microwave and fridge, induction hob with extractor fan over, Karndean flooring, moulded cornices, UPVC double glazed window, continuing into:

PREPARATION AREA

7'7" x 5'4" (2.13m x 1.63m)

With a further range of match of units and Granite work surfaces, display cabinet, pantry and integrated freezer, UPVC double glazed window, radiator.

SITTING ROOM

13'10" x 12'9" (4.22m x 3.89m)

With open plan access, providing a perfect space for dining and living furniture also with a breakfast bar, feature lantern roof window, bi-folding patio doors, tiled floor and radiator. Door into garage.

UTILITY ROOM

8'10" x 6' (2.69m x 1.83m)

Smartly appointed with a full height fridge freezer and tall pantry store unit, integrated



washing machine and space for a tumble dryer, sink and drainer, low profile work surfaces, tiled floor, UPVC double glazed door into garden, radiator.

ADDITIONAL WC

Low level WC, wash basin, UPVC double glazed window and radiator.

BEDROOM ONE

14'7" x 11'9" (4.45m x 3.58m)

A beautifully appointed principal bedroom suite with attractive Parquet flooring and with an extensive range of fitted wardrobes, bedside drawers, overbed cabinets, chests of drawers and dressing table, two UPVC double glazed windows offer pleasant aspects across the garden, ceiling cornices and radiator.

EN-SUITE

8'4" x 7'11" (2.54m x 2.41m)

A very spacious en suite featuring a four piece suite comprising a sunken bath,

separate shower cubicle with mains overhead shower, wash basin sat on a vanity unit and low level WC, Amtico flooring, extractor fan and radiator.

BEDROOM TWO

12'10" x 10'8" (3.91m x 3.25m)

A very generous double bedroom with front facing double glazed window, recess suitable for a wardrobe, ceiling cornices and radiator.

BEDROOM THREE

11'11" x 9'11" (3.63m x 3.02m)

A third spacious double bedroom with side UPVC double glazed window, built in cabinet with shelving and cupboards, picture rail and ceiling cornices, radiator.

CLOAKROOM WC

Appointed with a concealed cistern WC and wash basin with tiled walls, Parquet flooring, UPVC double glazed window, chrome towel red and store cupboard.



BATHROOM

7'6" x 7'4" (2.29m x 2.24m)

Smartly appointed with a four piece suite comprising a deep bath with tiled surround, wash basin neatly inset with a tiled surround and LED spotlights over, corner shower cubicle with mains overhead shower and low level WC, Amtico flooring, extractor fan and chrome towel radiator.

LOFT AREA

22' x 11'4" (6.71m x 3.45m)

Velux window and boarded currently offering a good storage or occasional use space. The current owners are exploring the opportunity of being able to develop the space into bedroom/bathroom accommodation.

OUTSIDE

Externally, the property occupies a large and mature garden plot with a frontage providing plentiful parking and store area with car port, workshop and garage. The delightful and highly private rear garden has a paved patio leading onto a large expanse of lawn with

mature hedge borders, timber summer house and established planting.

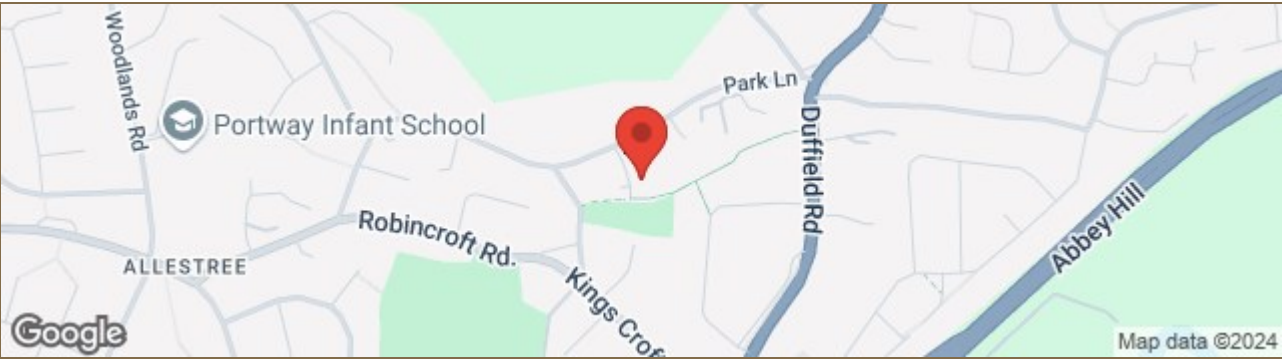
GARAGE

17'11" x 8'6" (5.46m x 2.59m)

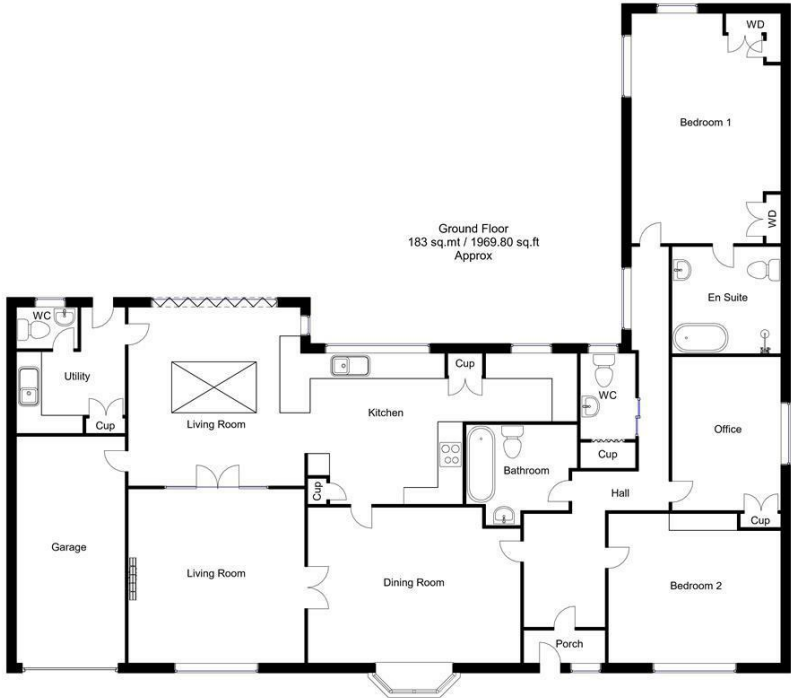
With electric roller door, ample space for storage, rod log shelving and wall mounted boiler (still under warranty.)



Road Map



Floor Plan



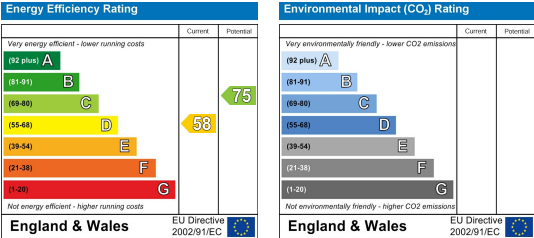
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Viewing

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Energy Efficiency Graph



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