



## **18 Sherroside Close, Allestree, Derby, DE22 2HN**

**Offers In The Region Of £550,000**

A fantastic family home featuring four double bedrooms, two reception rooms, living dining kitchen and a double garage enjoying a highly convenient position within this sought after location.



# 18 Sherroside Close, Allestree, Derby, DE22 2HN

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The smartly presented accommodation incorporates both UPVC double glazing and gas central heating and in brief comprises, a spacious welcoming entrance hallway with stairs leading to the first floor, cloakroom WC, generous lounge with two sets of French doors, separate dining room with patio doors, open plan living dining kitchen and a separate utility room.

To the first floor an attractive galleried landing gives access to four double bedrooms all with fitted wardrobes, the principal suite being particularly large also featuring a dressing room and ensuite, there is finally the main four piece family bathroom suite.

Externally, the property enjoys an impressive frontage providing ample off-road parking leading to the integral double garage. The rear garden is enclosed by a brick wall with inset fence panels, there is a large rear and side paved patio and paths, additional matching seating/dining area, lawn and gated front access.

Allestree is a highly sought after residential area favoured by families having an impressive range of local shopping amenities and schooling facilities, the closest being those at Blenheim Parade having grocery stores, newsagents, chemist, café and car garage. There are reputable primary and secondary schooling all within easy reach. The city centre is connected via a frequent public transport service.

A highly impressive family home in an ideal location.

## ACCOMMODATION GROUND FLOOR

### ENTRANCE HALLWAY

Entering the property through a composite front door with inset glazed panels into a spacious formal hallway, inset floor mat, laminate floor covering, a feature staircase leads to the first floor, access feeds off into all principle ground floor rooms, radiator.

### CLOAKROOM

Appointed with a low level WC and wash basin, tile effect laminate flooring, extractor fan, radiator.

### LOUNGE

15'9" x 12' (4.80m x 3.66m)

The generous lounge has two sets of French doors with glazed panels from the hallway and connecting with the dining room, laminate flooring, feature fireplace with inset gas fire, media connections, UPVC double glazed deep shelved bow window, radiator.

### DINING ROOM

10'10" x 10'3" (3.30m x 3.12m)

A further generous reception room providing comfortable space for dining furniture, laminate flooring, UPVC double glazed French doors open to the rear patio, radiator.

## LIVING DINING KITCHEN

A brilliant open plan room with tile effect laminate flooring throughout, ample space for dining and comfortable furniture.

## KITCHEN AREA

11'9" x 11' (3.58m x 3.35m)

Appointed with a plentiful range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled walls, stainless steel sink and drainer, eye-level double electric oven, gas hob with extractor fan over, integrated dishwasher, fridge, and freezer, inset ceiling spotlights, radiator, access into the utility room.

## LIVING DINING AREA

13'10" x 10' (4.22m x 3.05m)

With ample space for dining and lounge furniture, UPVC glazed French doors lead onto the rear patio, two UPVC double glazed windows, media connections, radiator.

## UTILITY ROOM

8'11" x 5'4" (2.72m x 1.63m)

With plumbing and space for a washing

machine and tumble dryer, fitted base unit, laminate worksurface, stainless steel sink and drainer, tiled walls, tile effect laminate floor covering, inset floor mat, side door, under stairs store cupboard, radiator and access into the integral double garage.

## FIRST FLOOR

### LANDING

An attractive galleried landing with loft access, airing cupboard and radiator.

### BEDROOM ONE

A luxurious principle bedroom suite comprising a large bedroom area, dressing room and en suite.

### BEDROOM AREA

17'6" x 15' (5.33m x 4.57m)

A large 'L' shaped bedroom area with a plentiful range of fitted wardrobes with a variety of hanging and shelving, front facing UPVC double glazed window, ample space for a large bed and additional furniture, media connections, radiator.



## DRESSING ROOM

5'8" x 5'4" (1.73m x 1.63m)

Fitted with a dressing table and drawers, UPVC double glazed window with obscure glazing, radiator.

## EN-SUITE

8'5" x 6'8" (2.57m x 2.03m)

The generous ensuite is appointed with a double width shower cubicle with sliding screen door and a mains chrome shower, tiled walls, wash handbasin and low-level WC, tile effect laminate flooring, UPVC double glazed window, extractor fan, radiator.

## BEDROOM TWO

12'7" x 11'11" (3.84m x 3.63m)

A large double bedroom with fitted wardrobes, front facing UPVC double glazed window, radiator.

## BEDROOM THREE

11'11" x 11'8" (3.63m x 3.56m)

A further large double bedroom also with fitted wardrobes, rear facing UPVC double glazed window, radiator.

## BEDROOM FOUR

14'5" x 9'4" (4.39m x 2.84m)

An impressive fourth double bedroom also with fitted wardrobes, rear facing UPVC double glazed window, radiator.

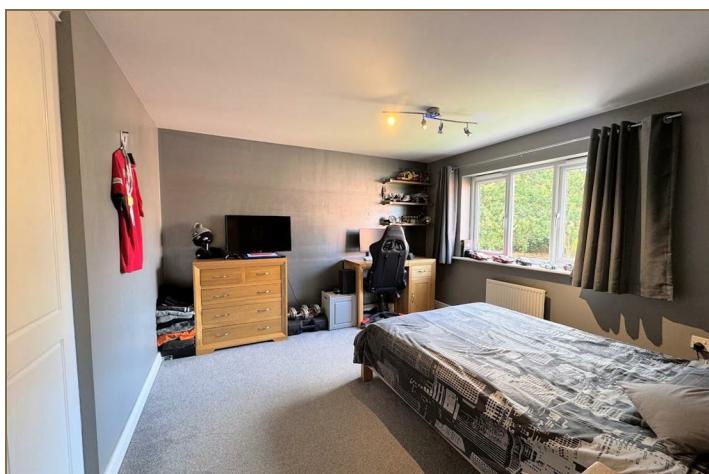
## BATHROOM

9'7" x 6'2" (2.92m x 1.88m)

Smartly appointed with a four piece suite comprising a double width shower cubicle with sliding screen door and a mains chrome shower, tiled walls, wash handbasin, low level WC and a panelled bath, tile effect laminate flooring, UPVC double glazed window, extractor fan, radiator.

## OUTSIDE

Externally, the property enjoys an impressive frontage providing ample off-road parking leading to the integral double garage. The rear garden is enclosed by a brick wall with inset fence panels, there is a large rear and side paved patio and paths, additional matching seating/dining area, lawn and gated front access.



## DOUBLE GARAGE

16'9" reducing to 13'4" x 15'1" reducing to 9'1" (5.11m reducing to 4.06m x 4.60m reducing to 2.77m)

Having a main vehicular up and over double door, power and light.



## Road Map



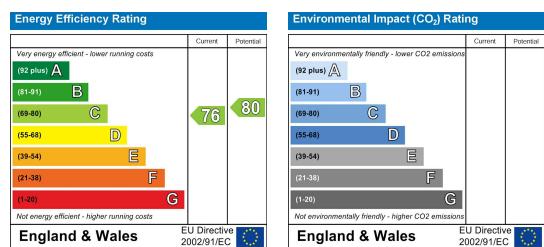
## Floor Plan



## 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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