



31 Cornhill, Allestree, Derby, DE22 2GG

**Offers In The Region Of
£525,000**



A highly individual home set amongst the old properties of Allestree village occupying a large plot and offering flexible accommodation located close to the beautiful Allestree park.



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DIRECTIONS

Approaching from Duffield Road (A6) turn left onto Park Lane shortly after the petrol station, follow passing the Evergreen Club on the right, as the road begins to bend to the left the property will also be found on the left.

This unique property has been within the same family ownership for a considerable time and has had various extensions with considerable potential for further improvements (STPP). The current accommodation which features hardwood double glazed leaded windows and gas central heating comprises, enclosed porch, hallway, dining room, large lounge and sitting room, rear lobby leading to ground floor bedroom four, shower room and patio, there is a fitted kitchen and rear lobby/utility. To the first floor a landing leads to three bedrooms all with built in wardrobes and shower room. Bedroom Two leads into a useful, part converted loft, suitable as a storage, play or hobby area.

Externally, the property enjoys a commanding elevated position with large driveway to the front and side set behind an established planted garden. There is a single garage to the side. The rear garden features a large patio area leading down to a lower lawn, allotment area and timber summer house. The garden enjoys a secluded aspect with mature plants and shrubs along with planted borders and rockery. There are fine

views across Allestree, particularly from the first floor of the house.

Allestree is a sought after residential location with excellent and impressive local facilities from grocery stores, post office, café's and popular public houses to nurseries, schools and University. The nearby Allestree park is perfect for family and dog walks. Derby city centre, the A38 and A52 are all within easy reach from this location.

A splendid property offering flexible accommodation and great potential offered for sale with no upward chain.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Main front door leading into a lobby area with space for coats and shoes, inner door into:

HALLWAY

With stairs leading to the first floor and side window, central heating, access into dining room, sitting room and kitchen.

DINING ROOM

12'2" into bay x 11'11" (3.71m into bay x 3.63m)

A bay windowed reception room with attractive parquet flooring, hardwood double glazed lead effect window, ample space for a dining table and chairs, built in display cabinet and radiator.

LOUNGE

16'3" x 15'10" (4.95m x 4.83m)

A large lounge with brick fireplace and tiled hearth, hardwood frame double glazed lead effect window, tiled floor, built in bookcase and cabinets, radiator.

REAR LOBBY

Having a tiled floor with access to the garden, ground floor bedroom/study and shower room.

GROUND FLOOR BEDROOM/STUDY

12' x 9'7" (3.66m x 2.92m)

Positioned to the rear having a hardwood framed double glazed lead effect window, built in cupboard and radiator.

SHOWER ROOM

9'5" x 7'2" (2.87m x 2.18m)

Adjoining the ground floor bedroom being fitted with a walk in tiled shower with electric shower over and glazed screen, wide wash basin sat on a vanity unit, WC, glass block windows, chrome towel radiator.

SITTING ROOM

16'8" x 11'10" (5.08m x 3.61m)

A further spacious reception room with rear facing hardwood framed double glazed lead effect window enjoying a pleasant aspect, wooden floorboards, built in shelving, cupboard and display cabinet, radiator.

KITCHEN

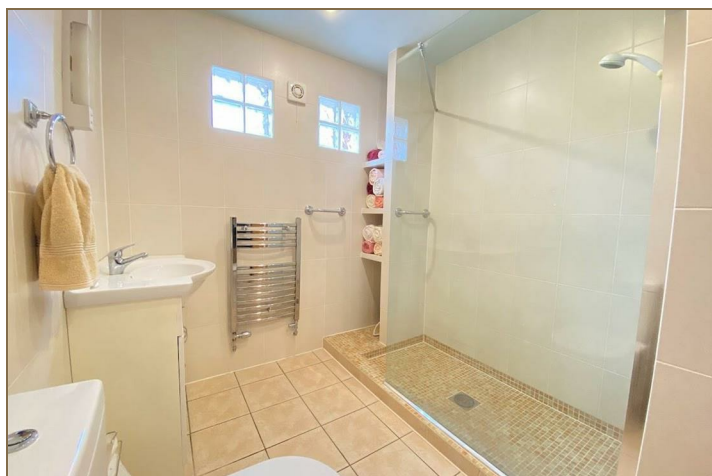
11' x 8'1" (3.35m x 2.46m)

Appointed with an extensive range of fitted store cupboards with matching fronts, laminate work surfaces, electric oven and microwave, induction hob and extractor fan, integrated fridge and space for a washing machine, concealed Worcester boiler, door into:

REAR LOBBY/UTILITY ROOM

8' x 4'6" (2.44m x 1.37m)

Providing a useful space for a washing machine also with built in cupboards, windows and door to garden.



FIRST FLOOR

LANDING

With front facing hardwood framed double glazed lead effect window, built in cupboard and loft access.

BEDROOM ONE

11'10" (to rear of built in wardrobes) x 11'10" (3.61m (to rear of built in wardrobes) x 3.61m)

A comfortable double bedroom with built in wardrobes, laminate flooring and a rear facing hardwood framed double glazed lead effect window with far reaching views over Allestree, radiator.

BEDROOM TWO

11'11" x 10'2" (3.63m x 3.10m)

With fitted wardrobes, laminate flooring and a front facing hardwood framed double glazed lead effect window with as aspect towards Allestree park, radiator and access into:

LOFT AREA

15'8" x 11'1" (4.78m x 3.38m)

A plastered, decorated and floored area with limited head room and providing a wonderful storage, play or hobby area with built in shelving, glass block windows and leading into the remaining loft area with tanks.

BEDROOM THREE

12'5" (to rear of built in wardrobe) x 6'4" (3.78m (to rear of built in wardrobe) x 1.93m)

Having a fitted raised bed platform with a deep desk and drawers beneath, built in cupboards and wardrobes, laminate flooring, hardwood framed double glazed lead effect window, radiator.

SHOWER ROOM

6'1" x 4'6" (1.85m x 1.37m)

Appointed with a shower cubicle and mains shower, wash basin sat on a vanity unit and WC, tiled floor and walls, extractor fan and towel radiator.



OUTSIDE

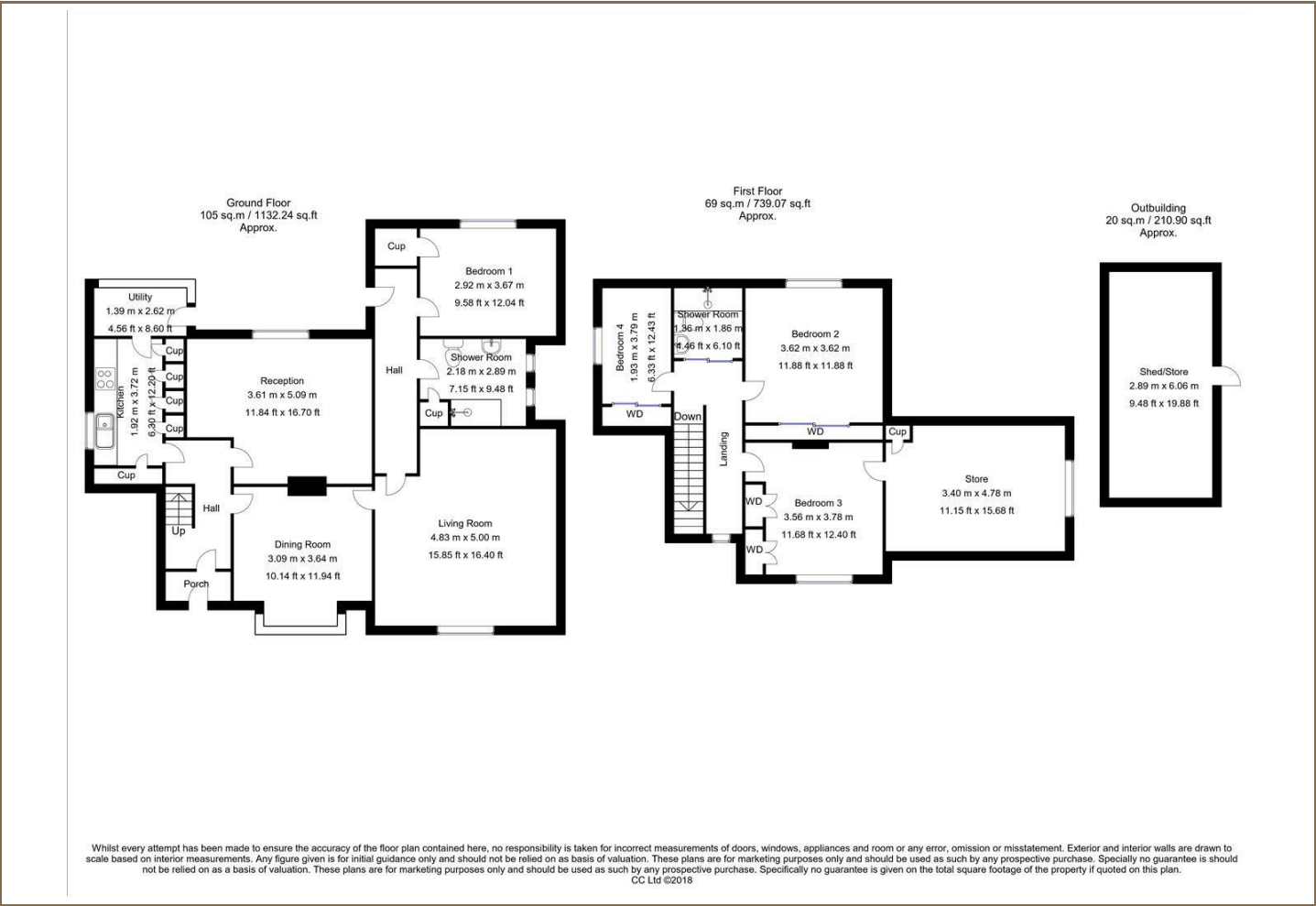
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Road Map



Floor Plan

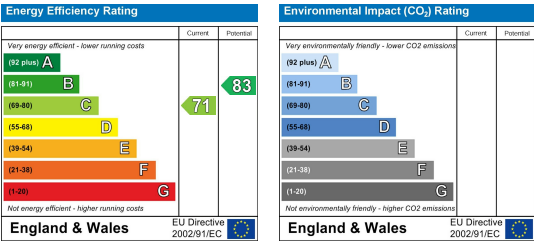


Viewing

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



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