Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

# 26 West Bank Avenue, Derby, DE22 1AP

## £565,000

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A beautifully presented and significantly upgraded highly attractive detached residence, gardens and garage located in this highly sought after location and attractively offered for sale with no upward chain.

# 26 West Bank Avenue, Derby, DE22 1AP

## £565,000

### DIRECTIONS

Heading north from the city centre on Duffield Road, turn left onto West Bank Avenue opposite the park gates, follow the road downhill, just before the road bends to the left, turn left into the small private off-shoot of West Bank Avenue where the property will be found immediately on the left.

This delightful family home has been subject to a comprehensive scheme of development offering style and substance.

Combined with a beautifully fitted kitchen and stunning open plan living dining area are a stylishly appointed bathroom and en-suite with new flooring, windows, electrics, boiler and radiators throughout as well as cavity and roof insulation.

The spacious and most generous accommodation comprises, entrance lobby and hallway with fitted bench radiator, spacious cloaks cupboard, utility room also with WC, bay windowed lounge and to the rear a superb living dining kitchen epitomising modern day life. To the first floor a stylish landing area leads to three double bedrooms, the main with en-suite and finally a main bathroom.

Externally, the property has been stylishly rendered, had a roof overhaul, a re-designed frontage to allow for parking of three cars and to the rear a beautifully landscaped garden with patios, lawns, pergola and sub-divided detached garage to provide both a storage and versatile use area. The property does benefit from rear access from Liston Drive.

West Bank Avenue is a sought after location located off Duffield Road and neighbouring the community spirited 'Six Streets' area. Nearby are the useful shopping amenities on Kedleston Road, primary school, Darley and Markeaton parks, University and city centre.

A stunning property worthy of a detailed viewing at the earliest of opportunities.

### ACCOMMODATION

### GROUND FLOOR

### ENTRANCE LOBBY AND HALLWAY

A practical and pleasant formal area accessed through a new composite front door, oak effect laminate flooring, fitted bench seat with radiator, UPVC double glazed obscure window, high ceilings with inset ceiling spotlights, stairs to first floor, tall vertical radiator.

### CLOAKS CUPBOARD

Useful store space for coats, shoes and practical household items, UPVC double glazed obscure window, oak laminate flooring, electrical fuse board.

## UTILITY AND WC

A useful laundry area with plumbing for a washing machine and condensing tumble dryer on top, low level WC, wash basin sat on a corner vanity unit, oak effect laminate flooring, UPVC double glazed obscure window, towel radiator, also housing the brand new Worcester combination boiler.

## LOUNGE

12'11" into bay x 10'10" (3.94m into bay x 3.30m)

A cosy bay windowed lounge with additional side UPVC double glazed window, media connections, tall vertical radiator.

## OPEN PLAN LIVING DINING KICTHEN

A superb open plan space with oak effect laminate flooring throughout and inset ceiling spotlights.

## KITCHEN AREA

14'3" x 9'8" (4.34m x 2.95m)

Beautifully fitted with a range of wall and base units with matching cupboard and drawer fronts with black handles, undercounter lighting, low profile bespoke acrylic worktops and matching upstands, recessed composite sink with black taps over, twin undercounter electric ovens, five burner gas on glass hob and extractor fan over, integrated dishwasher and wine cooler, tall fridge freezer, breakfast bar, UPVC double glazed window and door to side, tall vertical radiator.

## LIVING DINING ROOM

16'10" x 14'6" (5.13m x 4.42m)

A spacious area with comfortable room for dining and lounge furniture, feature fireplace in the lounge area, side UPVC double glazed window. In the dining area there is a feature roof lantern, French doors, with tall vertical radiators either side and matching wall lights.

## FIRST FLOOR

## LANDING

Arriving to a very pleasant and stylish area with glazed balustrade and a large UPVC double glazed window with feature light fitting, column radiator, inset ceiling spotlights and loft access.

## BEDROOM ONE
10'11" x 9'1" + entry lobby (3.33m x 2.77m + entry lobby)
A spacious bedroom area with rear and side facing UPVC double glazed windows, entry lobby area planned for wardrobes etc, radiator.

## EN-SUITE
5'8" x 4'5" (1.73m x 1.35m)
Very stylishly appointed with attractive floor and wall tiling, black fittings throughout, corner shower cubicle with mains over head shower and additional shower head, corner WC and wash basin sat on a two drawer vanity unit, towel radiator, inset ceiling spotlights and extractor fan.

## BEDROOM TWO
13'10" x 10'11" (4.22m x 3.33m)
A very spacious UPVC double glazed bay windowed bedroom with additional side window, radiator.

## BEDROOM THREE
10'6" x 7'8" (3.20m x 2.34m)
A generous third double bedroom with rear facing UPVC double glazed window, radiator.

## BATHROOM
7' x 4'10" (2.13m x 1.47m)
Also beautifully appointed matching the en-suite with black fittings and fitted with a bath with mains shower over and regular shower head, screen, wash basin sat on a vanity unit, WC, UPVC double glazed window, towel radiator, inset ceiling spotlights and extractor fan.

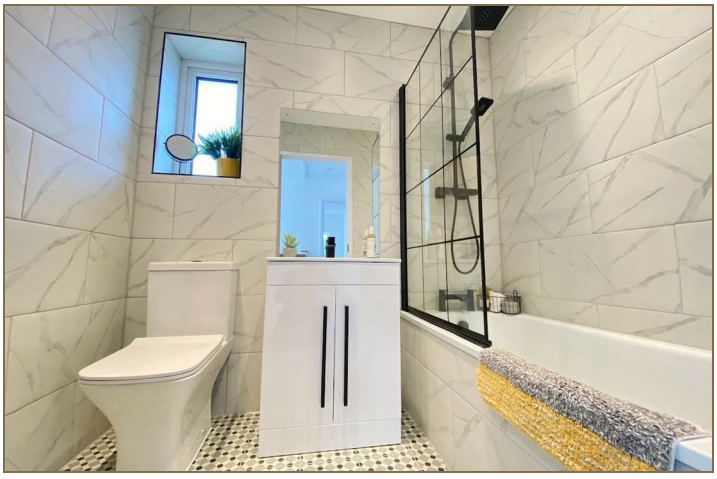
## OUTSIDE
Externally, the property has been stylishly rendered, had a roof overhaul, a re-designed frontage to allow for parking of three cars and to the rear a beautifully landscaped garden with patios, lawns, pergola and sub-divided detached garage to provide both a storage and versatile use area. The property does benefit from rear access from Liston Drive.

There is also external lighting, paved side pathways, gate and brick store shed.

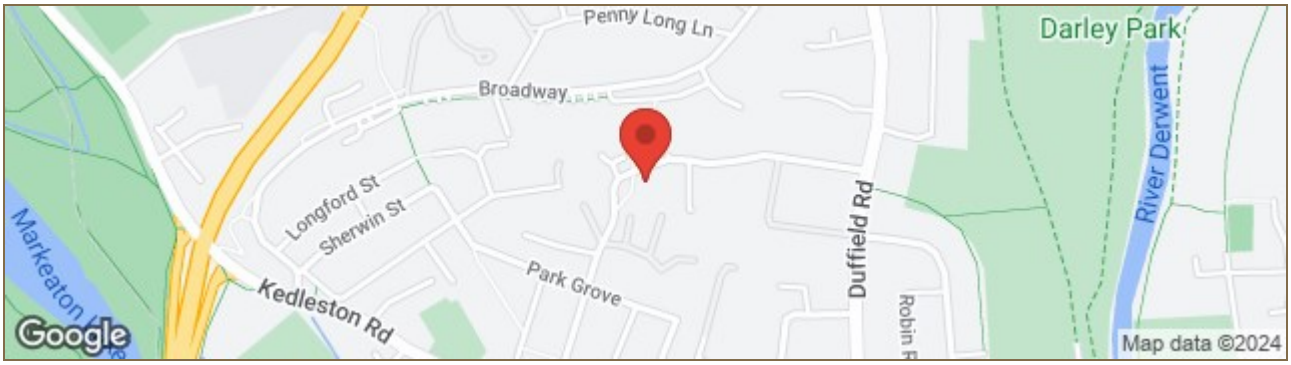
## GARAGE
Sub-divided into two sections.

## MAIN GARAGE STORE AREA
8' x 8'4" (2.44m x 2.54m )
With up and over door, light. Accessed from a shared driveway from Liston Road.

## VERSATILE USE AREA
8' x 7'2" (2.44m x 2.18m )
With UPVC double glazed window and door, electric heater, plastered and painted walls, insulated floor and inner door into the garage.

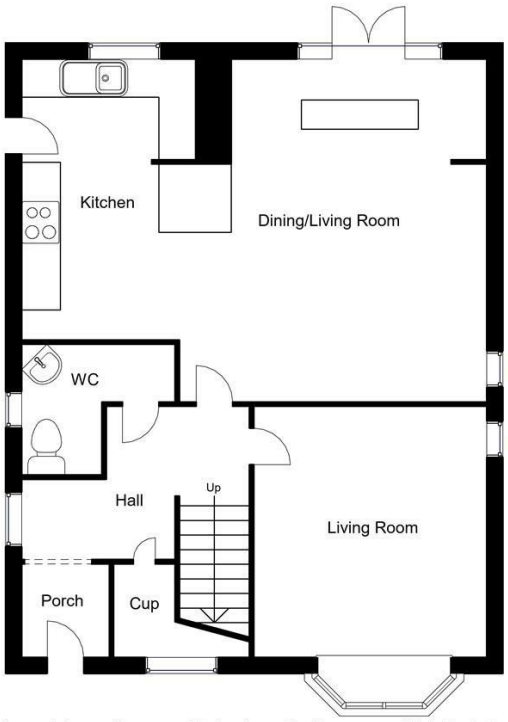


## Road Map

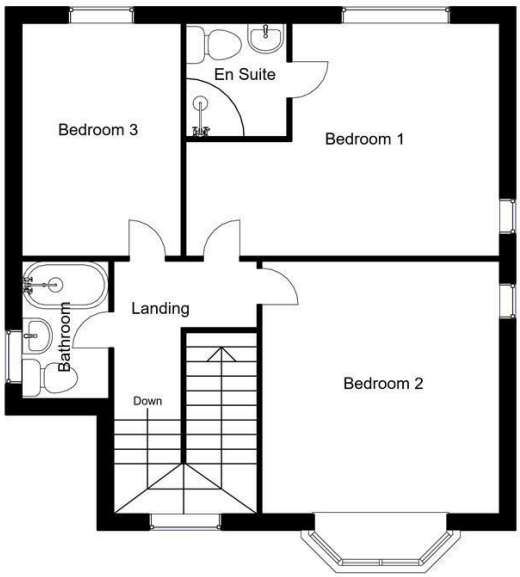



## Floor Plan

Ground Floor:
59Sq.MT/Sq.FT
Approx.




First Floor:
48Sq.MT/Sq.FT
Approx.




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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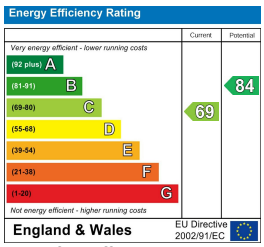
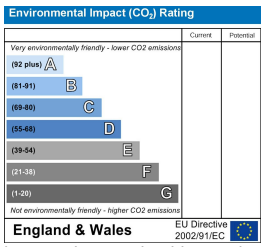
## Viewing

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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