



17 Spenbeck Drive, Allestree, Derby, DE22 2UH

£300,000



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An Ecclesbourne catchment located and superbly presented three bedroom semi-detached family home featuring a kitchen diner and separate utility room, garage and a private rear garden with hot tub.

This greatly improved family home includes UPVC double glazed windows and doors, a modern gas central heating system as well as upgraded electrics and briefly comprises, entrance hallway with coat and shoe storage space, stairs to the first floor, a generous living room leading into a beautifully appointed dining kitchen with sliding patio doors, separate utility room and WC. To the first floor are three well-proportioned bedrooms, each with fitted wardrobes, the third also with a raised fitted bed and desk, there is finally the main family bathroom with shower over bath.

Externally, a driveway leads to a generous side garage with electric shutter door. The smartly presented and landscaped rear garden offers a good degree of privacy with a patio, raised decked seating area with hot tub leading onto a lawn, there is also a timber garden shed and tap.

Located in this popular part of Allestree within the noted Ecclesbourne secondary school catchment in nearby Duffield, the property is close to many local amenities including primary schools, a convenience store, open green spaces, the beautiful Allestree park and

woods, petrol station with mini-Waitrose, doctor and dentist surgeries, pharmacy, church, cafe and popular public houses. The city centre is a short distance away connected by a frequent public transport service.

A superb family friendly location and property.

Accommodation

Ground Floor

Entrance Hallway

Entering the property beneath a recessed storm porch into a formal hallway, UPVC double glazed front door, space for coats and shoes, stairs to first floor, textured vinyl flooring, vertical radiator, door into:

Lounge

14'6" x 12' (4.42m x 3.66m)

A generous living room having a large front facing UPVC double glazed window, fireplace with an inset gas fire, textured vinyl flooring, media connections, wide radiator.

Dining Kitchen

15'1" x 10'2" (4.60m x 3.10m)

Beautiful appointed with a plentiful range of fitted wall and base units with matching cupboard and drawer fronts in an attractive duck egg blue colour, wood-effect laminate work surfaces and attractive wall tiling, ceramic sink and drainer, double electric oven at eye-level, gas hob and extractor fan,

integrated dishwasher, UPVC double glazed window overlooking the rear garden, ample space for a dining table and chairs, tiled floor throughout, UPVC double glazed sliding patio doors give easy access to the rear, vertical radiator.

Utility Room

9'2" x 8'1" (2.79m x 2.46m)

Accessed off the kitchen providing laundry appliance and fridge freezer space, tiled floor, UPVC double glazed door to garden, integral access into the garage, vertical radiator.

Cloakroom

Appointed with a low-level WC, wash basin sat on a vanity store unit, tiled floor, UPVC double glazed window.

First Flor

Landing

Naturally light with a side UPVC double glazed window, access to a boarded loft with a pull down ladder, built-in cupboard.

Bedroom One

12'6" x 8'5" (3.81m x 2.57m)

A generous principle bedroom having built-in wardrobes, front facing UPVC double glazed window overlooking an open green space, radiator.

Bedroom Two

10' x 8'6" (3.05m x 2.59m)

A second generous double bedroom also with fitted wardrobes, cabinets and drawers, additional built-in cupboard, rear facing UPVC double glazed window overlooking the garden, radiator.

Bedroom Three

9'7" x 6'5" (2.92m x 1.96m)

A generously proportioned third bedroom having a built-in camp style raised bed with storage area and wardrobes beneath, built-in desk, front facing UPVC double glazed window with a pleasant aspect and vertical radiator.



Bathroom

6'2" x 6' (1.88m x 1.83m)

Smartly appointed with a white three-piece suite comprising a panelled bath with an enlarged showering area with screen and mains chrome shower over, wash hand basin and low level WC, tiled floor and walls, UPVC double glazed window, extractor fan and chrome towel radiator.

Outside

Externally, a driveway leads to a generous side garage with electric shutter door. The smartly presented and landscaped rear garden offers a good degree of privacy with a patio, raised decked seating area with hot tub leading onto a lawn, there is also a timber garden shed and tap.

Garage

15'10" x 8'3" (4.83m x 2.51m)

With electric remote up and over door, plentiful storage, wall mounted combination boiler, steps up to utility room level.





Road Map



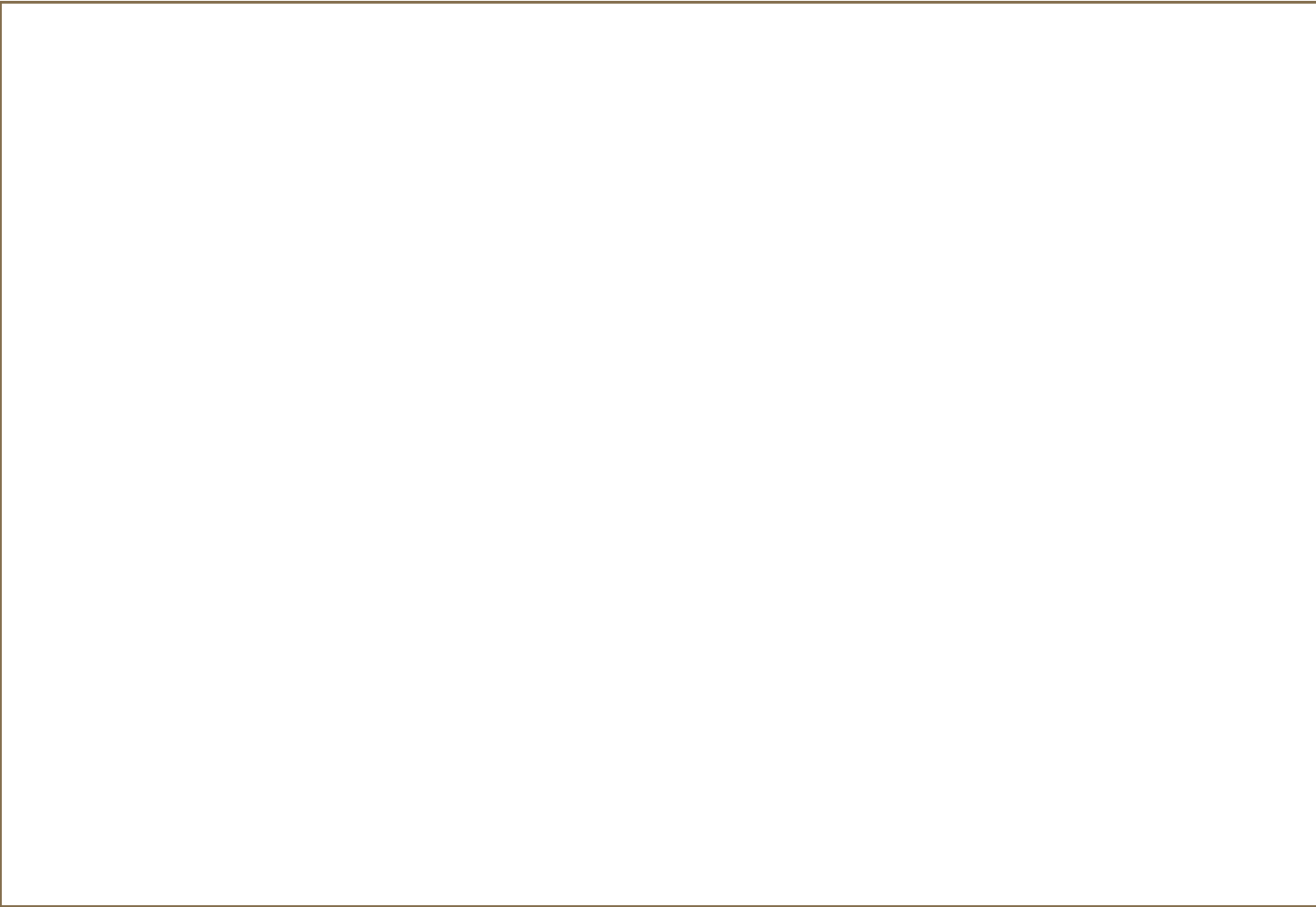
Hybrid Map



Terrain Map



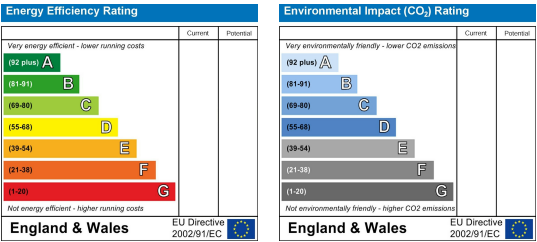
Floor Plan



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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