Boxall Brown & Jones

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Property Management

2 Chandres Court, Allestree, Derby, DE22 2FA

Offers Over £385,000

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Occupying an enviable position in the heart of this sought after location is this rarely available and generous three double bedroom detached family home featuring an en-suite to the master bedroom, conservatory and double garage enjoying a pleasant cul-de-sac position. No Chain.

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Internally the property benefits from gas central heating and upvc double glazing with spacious accommodation comprising, reception hallway and guest cloakroom, dining kitchen, lounge, dining room and conservatory, three good sized first floor bedrooms, the master with en-suite and finally the main bathroom.

Externally there is a detached double garage and double width and depth driveway and an enclosed rear garden with lawn and patio.

There is excellent potential for extension (STPP) to both the side and rear elevations.

Chandres Court enjoys an enviable cul-de-sac position within close proximity to the useful shopping amenities found at Blenheim Parade, the Portway infant and junior school along with Woodlands secondary school. There is also a nearby frequent public transport service running throughout Allestree and into Derby city centre. The spledid Allestree park is also within close proximity.

This excellent family home is well worthy of an early viewing and is attractively offered with no upward chain.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALLWAY

Entering this spacious hallway beneath a covered storm porch and through a upvc double glazed door, stairs lead to the first floor, central heating radiator and providing access into all principal rooms.

CLOAKROOM

Low level WC and wash hand basin, upvc double glazed window. Wall mounted boiler.

DINING KITCHEN

12'11" x 11'8" (3.94 x 3.56)

Fitted with a comprehensive range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, integrated double electric ove, electric hob and dishwasher, space for a washing machine and integrated fridge freezer if desired, upvc double glazed front window, space for a dining table and chairs, radiator.

LOUNGE

16'3" x 11'10" (4.95 x 3.61)

Feature fireplace with an inset flame gas fire, sliding patio doors, media connections, radiator.

DINING ROOM
9'6" x 7'8" (2.90 x 2.34)
Upvc double glazed rear window, space for a dining table and chairs, radiator and access through twin bi-folding doors into:

CONSERVATORY
10'10" x 10'6" (3.30 x 3.20)
Enjoying a pleasant aspect across the rear garden and with ample seating space, access to the front and rear.

FIRST FLOOR LANDING
Access to a part boarded loft, airing cupboard, side upvc double glazed window and radiator.

BEDROOM ONE
12'1" x 11'7" (3.68 x 3.53)
Plus entrance lobby with access into the main bedroom area and en-suite. Upvc double glazed window to the front elevation, space for all bedroom furniture, radiator.

EN-SUITE
8'3" x 5'3" (2.51 x 1.60)
Fitted with a three piece suite comprising a shower cubicle, low level WC and wash hand basin, fitted cabinet upvc double glazed window, extractor fan, radiator.

BEDROOM TWO
11'3" x 9'8" (3.43 x 2.95)
Upvc double glazed window overlooking the rear garden, radiator.

BEDROOM THREE
11'10" x 7'10" (3.61 x 2.39)
A really generous third bedroom also with a Upvc double glazed window overlooking the rear garden, radiator.

BATHROOM
9'8" x 5'8" (2.95 x 1.73)
Fitted with a three piece suite comprising a panelled bath with shower over, wash hand basin and low level WC, tiled walls, upvc double glazed window, radiator.

OUTSIDE

To the front of the property there is a double width and depth driveway providing larger than average off road parking leading to a detached double garage.
The delightful rear garden is enclosed by timber fencing and has a lawn, patio and is well stocked with a variety of plants and shrubs.

DETACHED DOUBLE GARAGE

17'0" x 17'6" (5.18 x 5.33)
With pitched roof providing loft storage, power, light and personal rear door.

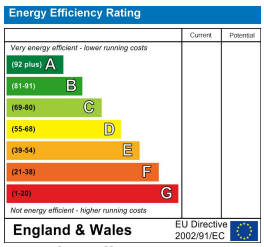
Road Map

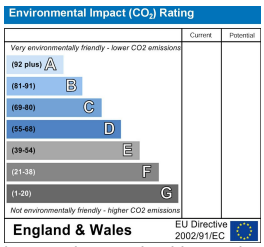
Floor Plan

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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