Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

5 Riddings, Allestree, Derby, DE22 2GD

£239,950

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A really well positioned two bedroom semi-detached property located close to Allestree old village and park. The property is attractively offered for sale with immediate vacant possession, no upward chain and with the benefit of a pending planning permission application for a two storey side and rear extension adding a third bedroom.

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DIRECTIONS

From Kingscroft accessed from the A6, proceed past Allestree recreation ground, taking the next right onto Cornhill, first left onto West Bank Road, first left into Riddings where the property will be found a short distance on the left.

Internally, the gas centrally heated and UPVC double glazed accommodation briefly comprises, entrance hall with stairs to the first floor, bay windowed lounge, dining kitchen, two first floor double bedrooms and bathroom with shower over bath.

Externally, there is a double width block paved driveway to the front continuing to the rear where there is a long lawned rear garden, patio and shed. Excellent potential for extension to both side and rear subject to planning permission. The property has the benefit of outdoor security lighting.

Located off West Bank Road close to Allestree old village and beautiful park, the property enjoys a highly convenient position in the ever popular Allestree, also close to local shopping facilities, schools, popular cafes and public houses

A superb home and location.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

Main front door, stairs to first floor.

LOUNGE

12'7 x 12'4 (3.84m x 3.76m)

UPVC double glazed bay window to the front elevation, fireplace with inset coal effect gas fire, understairs storage cupboard, media connections and radiator.

KITCHEN

15'9 x 8'5 (4.80m x 2.57m)

Fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, stainless steel sink and drainer, electric oven and hob with extractor fan over, washing machine and fridge freezer, tiled floor, UPVC double glazed window and door to garden, radiator.

FIRST FLOOR

LANDING

UPVC double glazed side window.

BEDROOM ONE

15'8 x 9'7 (4.78m x 2.92m)

A spacious bedroom with wardrobe recess, UPVC double glazed window and radiator

BEDROOM TWO

9'6 x 9'0 (2.90m x 2.74m)

A second generous bedroom with rear facing UPVC double glazed window and radiator.

BATHROOM

6'5 x 6'4 (1.96m x 1.93m)

White panelled bath with electric shower over

and screen, wash basin and WC, tiled floor and walls, UPVC double glazed window and radiator.

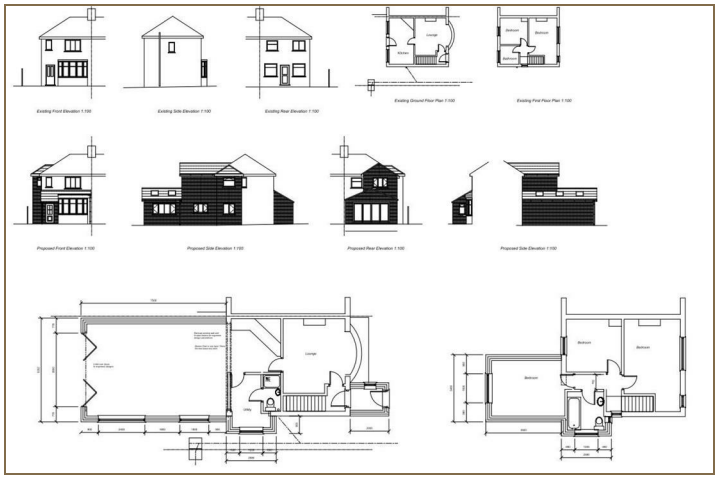
OUTSIDE

Externally, there is a driveway to the front providing off road parking with side gated access to the long lawned garden with fenced borders and large shed with power and light.

PLANNING APPLICATION

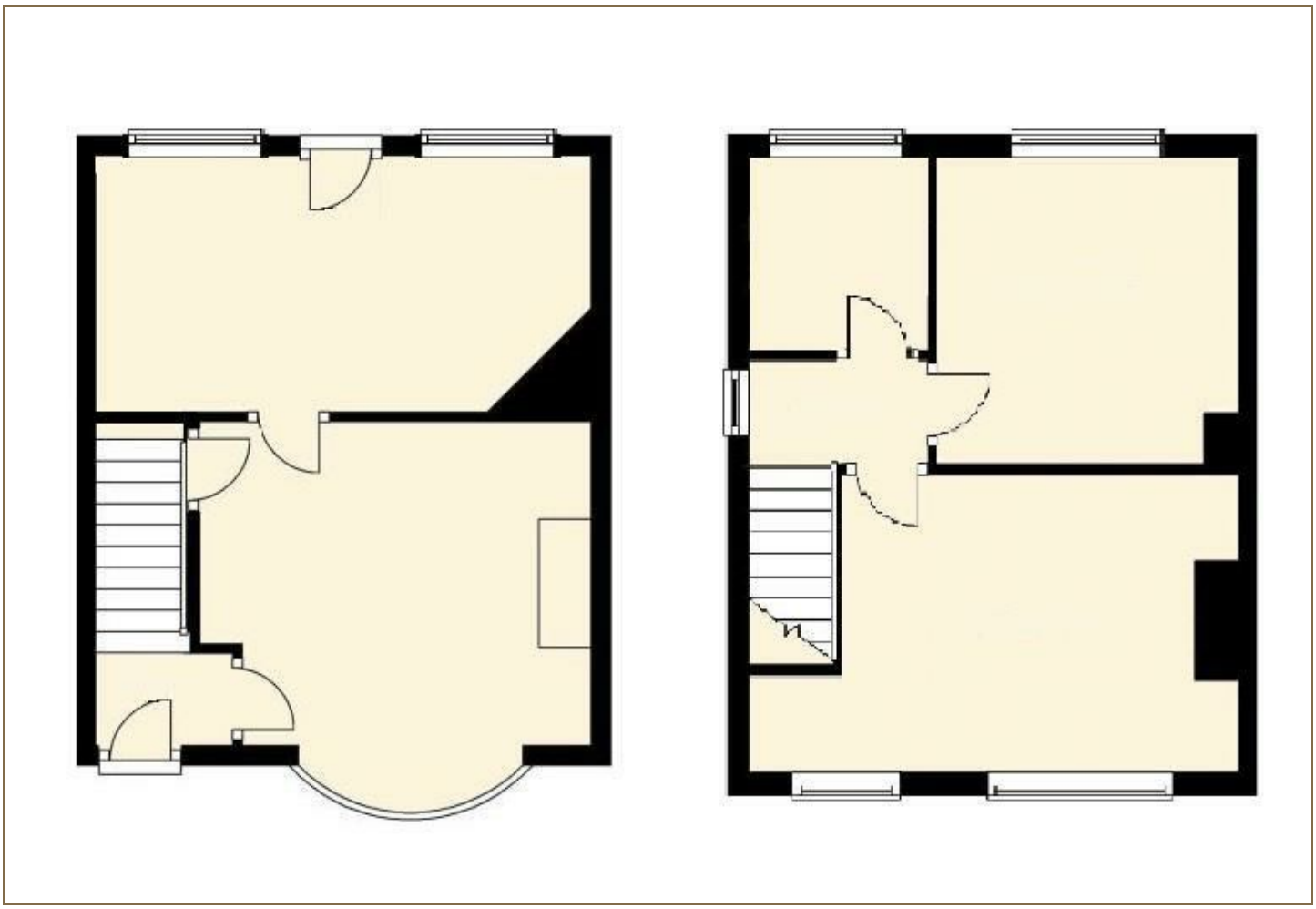
The vendor is currently in the process, pending consideration, of seeking full detailed planning permission for a 'Two storey side and rear and single storey front and rear extensions to dwelling house (porch, utility, living space, bedroom and enlargement of bathroom)'

Application reference 26/00741/FUL


Existing Front Elevation 1:100
Existing Side Elevation 1:100
Existing Rear Elevation 1:100
Existing Ground Floor Plan 1:100
Existing First Floor Plan 1:100
Proposed Front Elevation 1:100
Proposed Side Elevation 1:100
Proposed Rear Elevation 1:100
Proposed Side Elevation 1:100
Kitchen
Lounge
Bedroom
Bedroom
Bedroom
Bedroom
Utility

Road Map

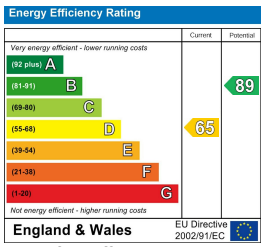
Floor Plan

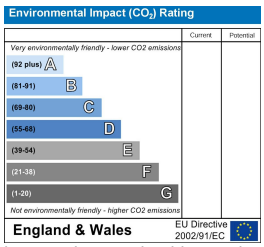


Viewing

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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