

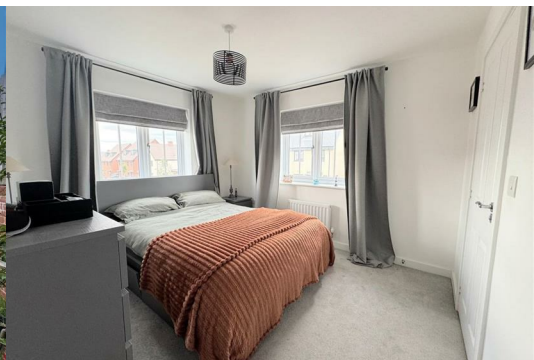


## 21 Robert Adam Road, Derby, DE22 2JS

**Offers In The Region Of £345,000**



Enjoying a pleasant corner position on this leafy modern development is this impressive three bedroom detached home featuring a large living room, kitchen diner, en suite bedroom and within catchment for the noteworthy Ecclesbourne secondary school.



# 21 Robert Adam Road, Derby, DE22 2JS

## Offers In The Region Of £345,000



The smartly presented and efficient accommodation includes gas central heating and UPVC double glazing briefly comprising, spacious hallway with stairs to the first floor, cloakroom, large living room with bay window, kitchen diner with integrated appliances and French doors into the garden and a generous utility room with understairs store. To the first floor, an attractive landing with boiler cupboard leads into three well proportioned bedrooms, the principle with wardrobe recess and en-suite, finally the main bathroom.

Externally the property has attractive planted gardens to the front and side elevations set behind metal railings and a paved pathway to the front door set beneath a covered storm porch. The rear garden is enclosed by secure brick walling and mainly laid to lawn with a paved patio and useful side storage area suitable for a shed. The garden offers wonderful potential for landscaping.

The property finally benefits from a tandem length driveway providing off road parking positioned to the rear of the garden.

Part of the Kedleston Grange development, this is a superb Miller built detached home with park and circular walk. Within Allestree there is an impressive range of local amenities and facilities typically covering most day to day requirements. Both the city centre and countryside including the National

Trust Kedleston Hall estate are within close proximity.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALLWAY

Main composite front door with inset glazed panel, wood effect vinyl flooring, stairs lead to the first floor, access into both the dining kitchen and living room, central heating radiator.

##### CLOAKROOM

4'9" x 3'4" (1.45m x 1.02m)

Fitted with a low-level WC and pedestal wash hand basin, wood effect vinyl flooring, extractor fan, radiator.

##### LIVING ROOM

18'1" x 12'10" into bay (5.51m x 3.91m into bay)

A very spacious reception room with ample space for comfortable furniture including a deep UPVC double glazed bay window, additional side window, media connections, radiator.

##### DINING KITCHEN

18'1" x 9'7" (5.51m x 2.92m)

A generously proportioned living dining kitchen with ample space for a sofa, dining table and chairs, the kitchen is appointed with a range of fitted wall and base units with matching cupboard and drawer fronts,



complementary laminate work surfaces and matching splashback, inset stainless steel sink and drainer, electric oven, gas hob with an extractor hood over and a stainless steel splash plate, integrated fridge, freezer and dishwasher, two UPVC double glazed windows, French doors give easy access to the rear garden, wood effect vinyl flooring, radiator.

### UTILITY ROOM

6'9" x 6'3" (2.06m x 1.91m)

Generously proportioned with plumbing and space for a washing machine and tumble dryer along with a fitted base unit and laminate work surfaces, useful understairs store cupboard, wood effect vinyl flooring, rear door, radiator.

### FIRST FLOOR

#### LANDING

An attractive and spacious landing with a built-in boiler cupboard also providing storage, UPVC double glazed window, loft access, radiator.

### BEDROOM ONE

13'10" into wardrobe recess x 10'2" (4.22m into wardrobe recess x 3.10m)

A spacious principle bedroom with a deep recess suitable for a wardrobe, front and side UPVC double glazed windows, ample space for further bedroom furniture, radiator.

### EN-SUITE

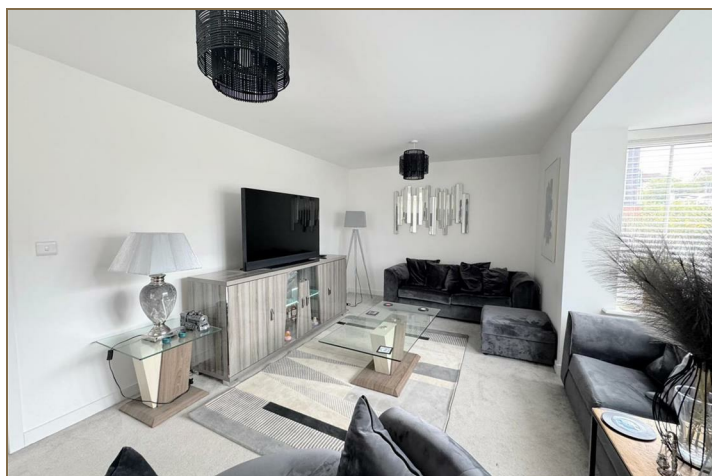
6'9" x 5'10" (2.06m x 1.78m)

Appointed with a modern three-piece suite comprising a double width shower cubicle with sliding screen door and mains chrome shower, wash hand basin with a tiled splashback and low level WC, wood effect vinyl flooring, UPVC double glazed window, extractor fan, radiator.

### BEDROOM TWO

10'10" x 9'9" (3.30m x 2.97m)

A second comfortable double bedroom with space for all bedroom furniture, front facing UPVC double glazed window, radiator.



### BEDROOM THREE

8'6" x 7'7" (2.59m x 2.31m)

A generous third bedroom with UPVC double glazed window and radiator.

### BATHROOM

7' x 6'3" (2.13m x 1.91m)

Smartly appointed with a white three-piece suite comprising a panelled bath with tiled splashback, wash hand basin also with matching tiles and low level WC, double glazed window with a tiled sill, extractor fan, radiator.

### OUTSIDE

Externally the property has attractive planted gardens to the front and side elevations set behind metal railings and a paved pathway to the front door set beneath a covered storm porch. The rear garden is enclosed by secure brick walling and mainly laid to lawn with a paved patio and useful side storage area suitable for a shed. The garden offers wonderful potential for landscaping.



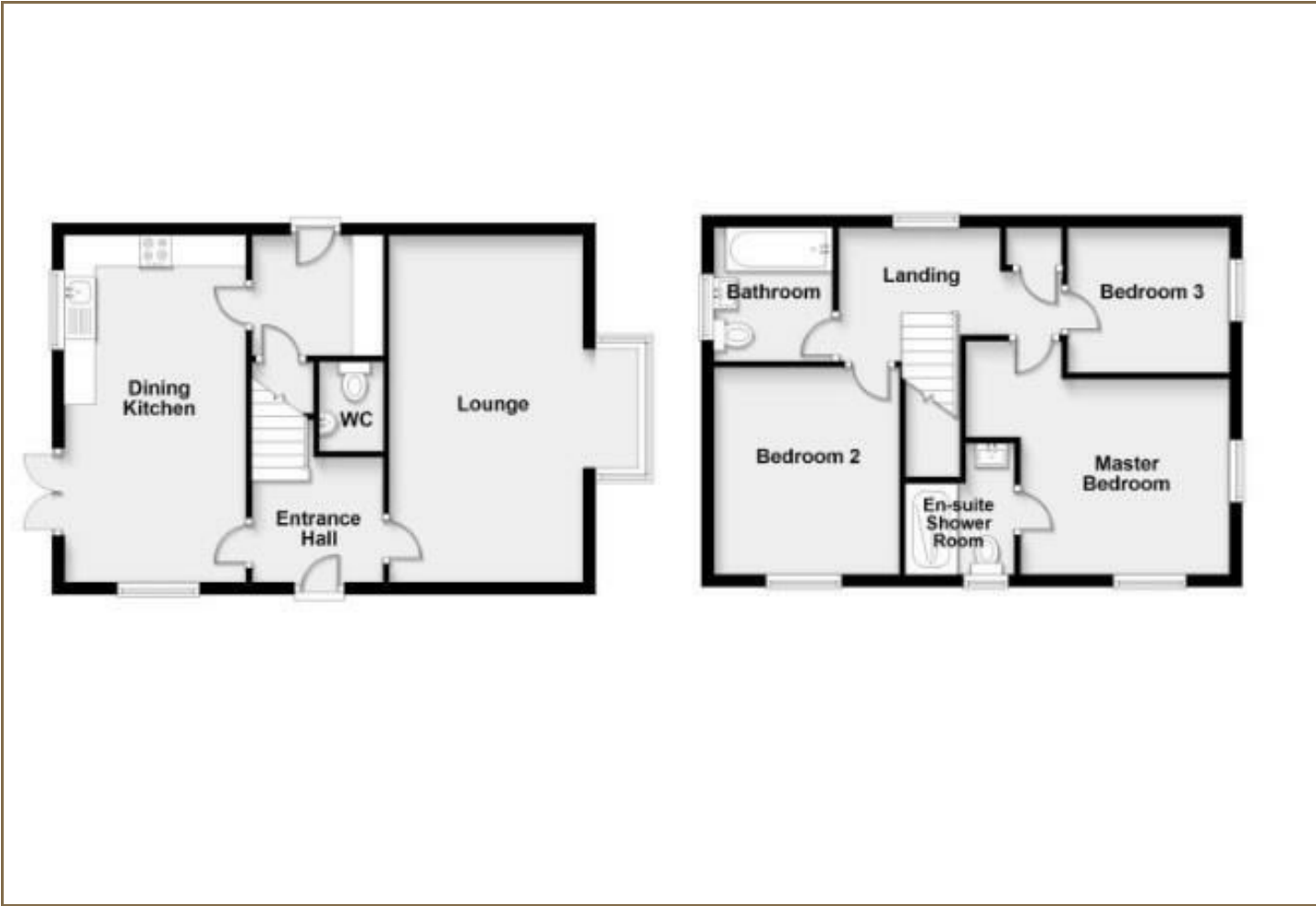




## Road Map



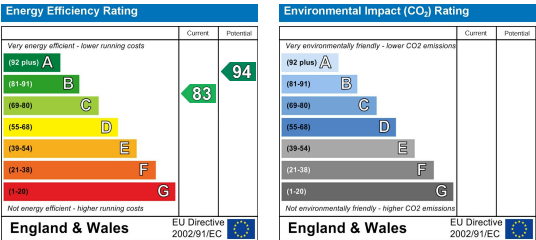
## Floor Plan



## 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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