



45 Cornhill, Allestree, Derby, Derbyshire, DE22 2FS

No Offers £275,000



Enjoying a highly convenient position in the heart of Allestree is this smartly presented and deceptively spacious three bedroom three storey townhouse with integral garage and beautiful garden. No Chain.



45 Cornhill, Allestree, Derby, Derbyshire, DE22 2FS

No Offers £275,000



This smartly presented property benefits from gas central heating and UPVC double glazing, briefly, comprising, entrance, hallway, guest cloakroom, fitted utility room with access into a study area (being subdivided from part of the garage.) The first floor is where the main living accommodation is found, having a dining kitchen with French doors leading to the rear garden and a large living room with lobby off having stairs leading to the second floor where there are three bedrooms and bathroom with shower.

Externally there is a driveway leading to a half sized integral garage with front door into the hallway. External stairs lead to the first floor level where there is a second door into the first floor lobby and gated access to the garden.

Allestree is a highly sought after residential location having all typically required day to day amenities as well as schooling, beautiful parks, grocery stores, popular public houses and cafes. The city centre and countryside are both within easy reach.

A superb property and location offered with no upward chain.

ACCOMMODATION

ENTRANCE HALLWAY

10'9" x 6'3" (3.28m x 1.91m)

Main front door from street level, stairs to first floor.

CLOAKROOM

6'2" x 2'3" (1.88m x 0.69m)

Low level wc and wash basin.

UTILITY ROOM

9'3" x 6'2" (2.82m x 1.88m)

Having fitted kitchen cupboards, laminate work surfaces and tiled splashback, washing machine and understairs cupboard.

STUDY AREA

11'7" x 8'5" (3.53m x 2.57m)

A useful and versatile occasional space having been created by sub-dividing the integral garage with radiator and access into the remaining garage store area

FIRST FLOOR

DINING KITCHEN

15'2" x 12'2" (4.62m x 3.71m)

A spacious open plan area having fitted cupboards and drawers to three areas, laminate work surfaces, stainless steel sink, electric oven, gas hob and extractor fan over, integrated dishwasher and an upright fridge freezer. concealed modern Glow Worm combination boiler, UPVC double glazed French doors lead to the garden from the dining area. Internal double doors open into:

LIVING ROOM

14'3" x 12'1" (4.34m x 3.68m)

A large reception room with front facing bow window, fire with surround and media connections, wooden flooring and radiator.

REAR LOBBY

Second front door and stairs to second floor.

SECOND FLOOR

LANDING

8'10" x 5'9" (2.69m x 1.75m)

BEDROOM ONE

15'7" x 9'1" (4.75m x 2.77m)

A spacious double bedroom with wardrobes and front facing window, radiator.

BEDROOM TWO

8'11" x 7'10" (2.72m x 2.39m)

Having a useful built in storage recess and wardrobe with rear facing window, radiator.

BEDROOM THREE

9'10" x 5'8" (3.00m x 1.73m)

Having been cleverly enlarged to accept a single bed, also with shelving, cupboard and large Velux window, radiator.

BATHROOM

6'10" x 5'5" (2.08m x 1.65m)

Neatly appointed with a wash basin and WC

fitted into a vanity unit, bath with shower over, chrome towel radiator.

OUTSIDE

Front paved driveway, bin storage, external stair case to rear. Integral garage of half size providing useful storage.

Delightful enclosed rear garden with patio, raised pond, lawn and well stocked with an attractive range of plants.







Road Map



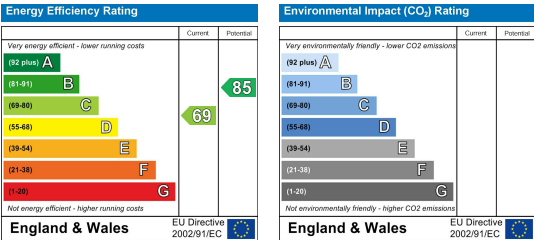
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk