



## 8 Charterstone Lane, Allestree, Derby, DE22 2FF

**£675,000**



A most spacious detached family residence featuring five bedrooms, two en-suites, three reception rooms, double garage along with a prime Allestree location.



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## DIRECTIONS

The property is best approached from Kings Croft, continuing into Allestree turning right into Charterstone Lane immediately prior to Portway primary school. The property will be found a short distance on the right.

This stunning family home is offered for sale with no upward chain and early vacant possession if desired.

The gas centrally heated and replacement UPVC double glazed accommodation briefly comprises, large reception hallway, cloakroom, formal lounge, separate enlarged dining room, family room/study, refitted dining kitchen with a separate utility room. To the first floor a landing with reception area and airing cupboard leads to the principal bedroom suite having a large bedroom area, refitted en-suite and dressing room, second bedroom suite, three further good sized bedrooms and main four piece family bathroom.

Externally there is a large block paved driveway providing plentiful off road parking leading to a double garage. The rear garden is enclosed having a patio, lawn and well stocked borders.

The property is located on a well laid out relatively modern development in the heart of Allestree close to local primary and secondary schools, grocery stores, cafes, beautiful parks and popular public houses.

A brilliant family home of highly impressive living and sleeping accommodation.

## ACCOMMODATION

### ENTRANCE HALL

16'2" x 10'3" (4.93m" x 3.12m")

A large reception hallway providing an impressive and welcoming area having stairs to the first floor with useful cupboard beneath and providing access into all ground floor rooms.

### CLOAKROOM/WC

7'8" x 3'5" (2.34m" x 1.04m")

Fitted with a low level WC and wash basin.

### LOUNGE

19'3" x 12'4" (5.87m" x 3.76m)

A spacious formal lounge with dual aspect having patio doors to the rear and window to the front, recessed gas fire and hearth, media connections and central heating radiator.

### DINING ROOM

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

A flexible and large dining room with ample space for dual use, having front and rear windows, radiator.

### FAMILY ROOM

12'4" x 9'4" (3.76m" x 2.84m")

Adjoining the kitchen, again offering flexible space, currently being used as a home office, rear facing window and radiator.

## BREAKFAST KITCHEN

15'4" x 10'3" (4.67m" x 3.12m" )

Very nicely and recently reappointed with a good range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces with breakfast bar and matching splashback, sink and drainer, electric oven, hob and extractor fan over, integrated fridge, freezer and dishwasher, space for a breakfast table and chairs, French doors lead to the rear garden, radiator.

## UTILITY ROOM

8'2" x 5'3" (2.49m" x 1.60m" )

With a further range of units matching the kitchen and with space for laundry appliances, also housing the recently upgraded boiler, door to rear.

## FIRST FLOOR

### LANDING

A most spacious landing with useful study area, loft access, deep airing cupboard and radiator.

## PRINCIPAL BEDROOM SUITE

### BEDROOM AREA

16'10" x 9'6" (5.13m" x 2.90m" )

A large room with ample space for all bedroom furniture, and two front facing windows, radiator.

### DRESSING ROOM

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

With a variety of hanging and shelving.

### EN-SUITE

10'0" x 6'1" (3.05m" x 1.85m" )

Very smartly reappointed with a double width walk in shower, wash basin sat on a vanity unit and WC, Velux window, chrome towel radiator and extractor fan.

## SECOND BEDROOM SUITE

### BEDROOM AREA

12'7" x 9'7" (3.84m" x 2.92m" )

Large bedroom area with rear facing windows, media connections and radiator.

### DRESSING ROOM

6'3" x 6'1" (1.91m" x 1.85m" )



### EN-SUITE

6'2" x 5'11" (1.88m" x 1.80m" )

Fitted with a classic en-suite range of a shower cubicle, wash basin and WC.

### BEDROOM THREE

15'6" x 8'3" (4.72m" x 2.51m" )

A spacious bedroom with fitted wardrobes and mirrored sliding doors, rear facing window and radiator.

### BEDROOM FOUR

9'5" x 8'9" (2.87m" x 2.67m" )

A generous single bedroom or second home office/study, rear facing window and radiator.

### BEDROOM FIVE

16'4" x 7'8" (4.98m" x 2.34m" )

A fifth spacious bedroom being split into two areas, perfect for a child to have a bedroom and play/study area, two rear facing windows and radiator.

### FAMILY BATHROOM

11'5" x 5'11" (3.48m" x 1.80m" )

Appointed with a four piece suite comprising

a panelled path, separate shower cubicle, wash basin and WC, window and chrome towel radiator.

### OUTSIDE

Externally there is a large block paved driveway providing plentiful off road parking leading to two garages. Gated rear access leads to the rear garden which is enclosed by timber fencing and having a patio, lawn and well stocked borders all offering a good degree of privacy.

### GARAGE ONE

16'9" x 9'6" (5.11m" x 2.90m" )

### GARAGE TWO

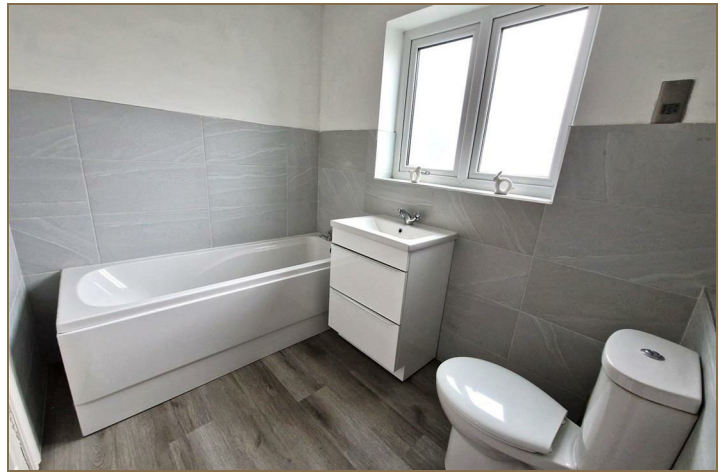
16'6" x 10'0" (5.03m" x 3.05m" )

Both garages have electric doors and are internally accessible into each other.

### COUNCIL TAX BAND F

### FREEHOLD





## Road Map



## Hybrid Map



## Terrain Map



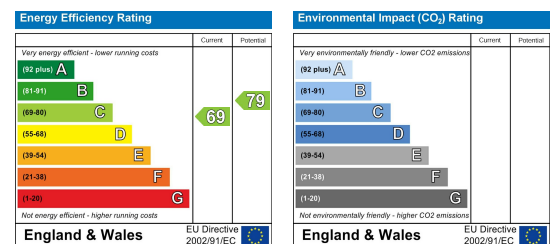
## Floor Plan



## 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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