Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

21 Hulland View, Allestree, Derby, DE22 2RD

No Onward Chain
£389,950

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A superb end of cul-de-sac positioned 2/3 bedroom detached house occupying a very large plot with ample scope for extension (STPP) also with superb views towards Kedleston. No Chain.

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The neutrally decorated and well presented interior includes both UPVC double glazed windows and doors along with gas central heating via a modern combination boiler. The generous accommodation comprises, large entrance hallway with stairs to the first floor, cloakroom WC, large lounge to the front, dining kitchen and dining room/bedroom three. To the first floor there are two double bedrooms both with built-in wardrobes, the rear with superb views, finally a bathroom with shower over bath. There is also a large first floor loft space accessed from the rear bedroom offering excellent potential for conversion.

To the outside there is a front driveway leading to an integral garage with a separate attached store. There is also a front garden with lawn and screening plants and trees.

The rear garden is extremely generous mainly laid to lawn with a paved side patio and rear pathway enclosed by timber fencing.

The rear aspect offers stunning countryside views towards Kedleston.

There is excellent potential for conversion of the loft area and extension subject to the necessary building regulation approval and planning permission.

Hulland View, off Carsington Crescent, is located close to the many shopping and service amenities found at the Park Farm shopping centre, Lawn primary school and Markeaton park. Also within Allestree is a reputable secondary school, popular public houses, the beautiful Allestree park and lake and is within easy reach of Derby city centre, the Peak District national park and M1 motorway.

A superb property and position offering enormous potential attractively offered for sale with immediate vacant possession and no upward chain.

ACCOMMODATION

GROUND FLOOR

Entering the property beneath a recessed storm porch into:

ENTRANCE HALL

16'11" x 6' (5.16m x 1.83m)

Main UPVC double glazed door with matching window, feature polished parquet style flooring and an open tread staircase with open ceiling leads to the first floor, radiator.

WC

7'7" x 4'11" (2.31m x 1.50m)

A generous sized room having a low level WC and wash basin, also space for cloaks hanging, UPVC double glazed window, vinyl floor, radiator.

LOUNGE
20'10" x 11'11" (6.35m x 3.63m)
A magnificent room having front and side large UPVC double glazed windows allowing for plentiful natural light, store fireplace and surround with TV stand, media connections, two central heating radiators.

DINING KITCHEN
18'4" x 8'10" (5.59m x 2.69m)
With plentiful space for a dining table and chairs, vinyl flooring throughout, side UPVC double glazed door and two windows, the rear providing a stunning aspect over the garden and towards the hills of Kedleston.

The kitchen is appointed with a range of fitted wall and base units having matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, composite sink and drainer, electric oven, hob and extractor fan over, dishwasher, washing machine, fridge freezer and radiator.

DINING ROOM/GROUND FLOOR BEDROOM THREE
11'9" x 11'6" (3.58m x 3.51m)
A large versatile room offering extra living or sleeping space having a rear facing UPVC double glazed window with stunning aspect, radiator.

FIRST FLOOR

LANDING
Loft access.

BEDROOM ONE
11'11" x 12'4" (to rear of wardrobes)
(3.63m x 3.76m (to rear of wardrobes))
A spacious double bedroom with a front facing UPVC double glazed window, built-in wardrobes with sliding doors, radiator.

BEDROOM TWO
12'8" (to rear of wardrobes) x 11'10"
(3.86m (to rear of wardrobes) x 3.61m)
A rear facing UPVC double glazed window provides the best view from the property over the large rear garden and towards the

splendid countryside of Kedleston, the bedroom has built-in wardrobes, radiator and eaves level access into:

LOFT AREA
18'3" x 8'8" (5.56m x 2.64m)
Approximate measurements + eaves.

Offering excellent potential for conversion, wall mounted Glow Worm modern combination boiler, light.

BATHROOM
8'3" x 5'6" (2.51m x 1.68m)
Appointed with a white three-piece suite comprising a panelled bath with an electric shower over, shower screen and tiled walls, pedestal wash hand basin and low-level WC, vinyl floor, UPVC double glazed window, radiator.

OUTSIDE
To the outside there is a front driveway leading to an integral garage with a separate attached store. There is also a front garden with lawn and screening plants and trees.

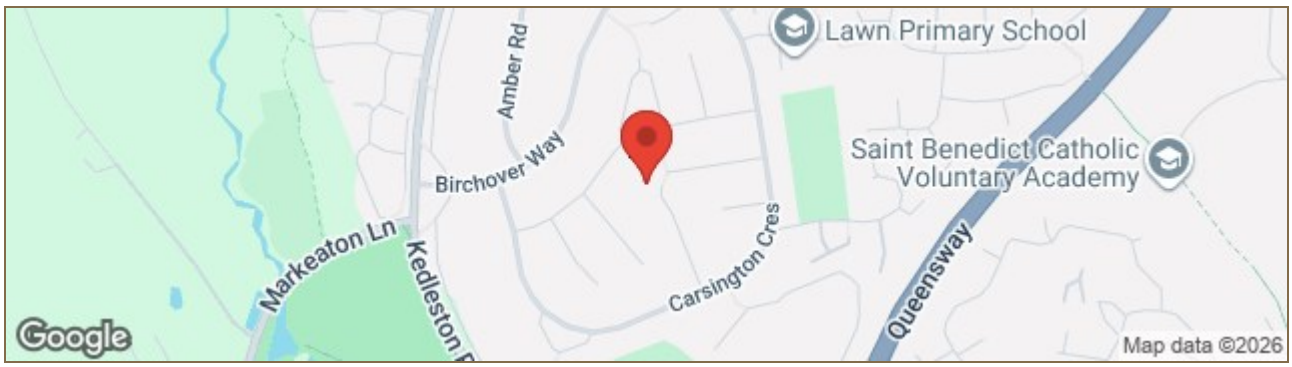
The rear garden is extremely generous mainly laid to lawn with a paved side patio and rear pathway enclosed by timber fencing.

The rear aspect offers stunning countryside views towards Kedleston.

GARAGE
16' x 8' (4.88m x 2.44m)
Main up and over door, window, power and light.

ATTACHED STORE
9'1" x 3'11" (2.77m x 1.19m)
UPVC double glazed door and window.

Road Map

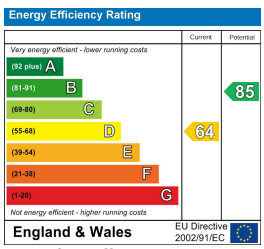


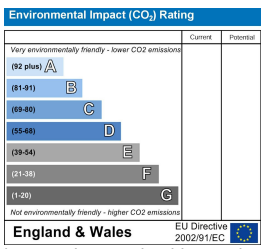
Floor Plan

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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