Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

4 St. Nicholas Close, Allestree, Derby, DE22 2JW

£449,950

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A beautifully positioned three bedroom detached bungalow with lounge, dining room and conservatory occupying pleasant gardens also with a detached double garage. Attractively offered for sale with no upward chain and vacant possession.

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The property is located towards the Kedleston Road junction with Allestree Lane on a small cul-de-sac occupied by just six other detached bungalows and is regarded as a well established residential location.

Internally the property comprises UPVC double glazed and gas centrally heated accommodation briefly comprising: large reception hallway with cloaks cupboards, guest cloakroom, lounge with double aspect, separate dining room leading into a conservatory overlooking the gardens, a spacious kitchen, an inner lobby gives access to two double bedrooms, a third good sized single bedroom and a four piece bathroom.

Externally there is a long tarmac driveway providing ample off road parking leading to a double garage, gated and passaged access leading to the delightful, rear and side gardens with lawn, patio and summer house.

The property occupies an established residential location towards the Kedleston Road junction with Allestree Lane close to a local grocery store, with further amenities found at Blenheim Parade and the Park Farm shopping centre all within this sought after suburb. There is a frequent bus service running throughout Allestree connecting to Derby City Centre.

An excellent opportunity to acquire a beautifully positioned detached bungalow within this sought after residential location.

ACCOMMODATION

LARGE RECEPTION HALLWAY

12'3" x 7'3" (3.73m x 2.21m)

With UPVC double glazed front door, double built-in storage cupboards, radiator with cover and leading into the inner lobby.

GUEST CLOAKROOM

Fitted with a low level WC, low profile wash hand basin, UPVC double glazed window, chrome towel radiator and inset spot lights to the ceiling.

FITTED KITCHEN

13'3" x 9'11" (4.04m x 3.02m)

Fitted with a good range of wall and base units with matching cupboard and drawer fronts, laminate worktop and tiled splashback, inset ceramic one and half bowl sink and drainer, double eye level electric oven, gas hob with extractor fan set beneath a feature canopy, integrated fridge and freezer, space and plumbing for an automatic washing machine. There is also a tiled floor, UPVC double glazed window and door and cupboard housing the combination boiler providing domestic hot water and gas central heating along with storage space.

DINING ROOM

11'10" x 8'11" (3.61m x 2.72m)

With UPVC double glazed sliding doors opening into the conservatory, glazed panelled door opening into the lounge and radiator.

REAR CONSERVATORY
12'1" x 10'10" (3.68m x 3.30m)
Offering a lovely aspect over the rear garden and being of brick base construction with UPVC double glazed windows and door giving access to the patio, all having fitted roller blinds, pitched roof with fan light, wall light and tiled floor.

DUAL ASPECT LOUNGE
17'10" x 11'11" (5.44m x 3.63m)
UPVC double glazed sliding door to the front elevation and UPVC double glazed window and door giving access to the rear patio, all with fitted vertical blinds, TV aerial point, gas fire with attractive fireplace and radiator.

DOUBLE BEDROOM ONE
13'4" x 9'11" (4.06m x 3.02m)
With UPVC double glazed window overlooking the side garden, fitted wardrobes, drawers and dresser, radiator.

DOUBLE BEDROOM TWO
13'3" x 8'10" (4.04m x 2.69m)
With UPVC double glazed bay window to the front elevation, fitted wardrobes with dressing table, drawers, bedside cabinets and matching headboard, TV aerial point and radiator.

BEDROOM THREE
10'10" x 9'10" (3.30m x 3.00m)
With UPVC double glazed window to the side garden, fitted wardrobes, radiator.

SPACIOUS BATHROOM
9'10" x 6'11" (3.00m x 2.11m)
Spaciously appointed panelled bath, wash hand basin and low level WC, both built into a vanity unit, double width shower cubicle with main shower attachment and sliding screen door, UPVC double glazed window, double radiator and inset spot lights to the ceiling.

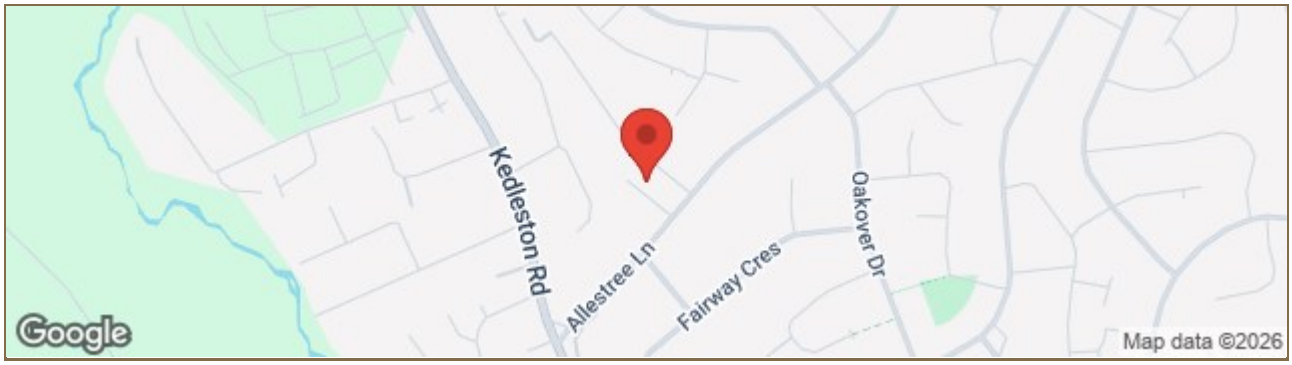
OUTSIDE
To the front of the property there is a brick edged, long tarmac driveway and turning apron, front courtyard style garden, covered passaged access leading to the side patio.

DOUBLE GARAGE

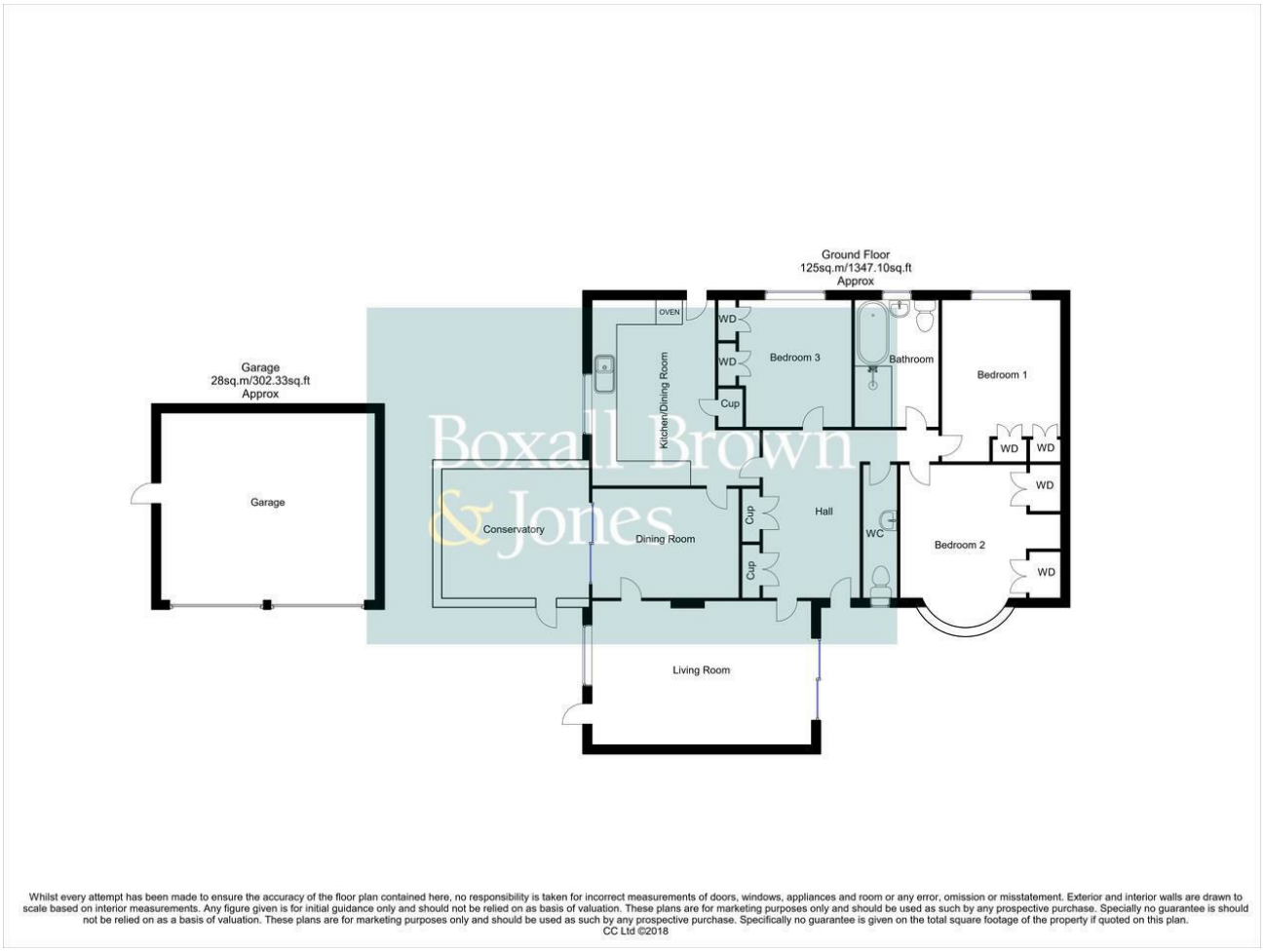
With remote controlled up and over main door, power, light and personal rear door.

The rear and side gardens are particularly attractive with two paved patio areas, one with wooden summer house. There is also an expanse of lawn well screened by mature hedging offering a high degree of privacy.

Road Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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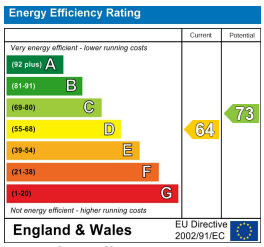
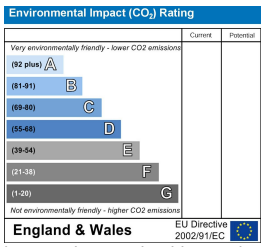
Viewing

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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