



## **15 Coppice End Road, Allestree, Derby, DE22 2TA**

**£450,000**



A superb family home and location. This four double bedroom, two en suite detached residence also features four reception rooms, a dining kitchen and detached garage positioned on this sought after small modern development.



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The highly impressive accommodation includes both central heating and UPVC double glazed windows and briefly comprises, a formal entrance hallway, guest cloakroom WC, four reception rooms including a study, lounge, dining room and conservatory, dining kitchen. To the first floor an attractive landing leads to four double bedrooms, the principal with fitted wardrobes and en-suite, the second also with en-suite, finally a main bathroom.

Externally, there is a sweeping driveway providing off road parking leads to a brick built detached garage. There is a lawned front garden and side pathway with gate.

The rear garden enjoys a south facing aspect enclosed by timber fencing with soil bed borders, lawn and patio.

Coppice End Road is part of a modern development of all large quality modern homes bordering Markeaton Park with pleasant countrywide walks and children's play area. A full host of local amenities can be found throughout the superb suburb of Allestree including grocery stores, schooling, cafes, popular public houses, healthcare provisions, beautiful parks and with ease of access into the city centre.

A quality home and location.

## ACCOMMODATION

### GROUND FLOOR

Entering the property beneath a deep covered storm porch through a composite and glazed front door into:

### ENTRANCE HALLWAY

A centrally positioned formal hallway with stairs leading to the first floor and useful cupboard beneath, radiator.

### CLOAKROOM WC

Appointed with a low level WC and pedestal wash basin, UPVC double glazed window, radiator.

### STUDY

9'2" x 8'5" (2.79m x 2.57m)

The perfect home office space positioned to the front of the house with a UPVC double glazed window, radiator.

### LOUNGE

14'6" into bay x 12'2" (4.42m into bay x 3.71m)

A formal lounge with a fireplace having an inset gas fire, surround and hearth, media connections, UPVC double glazed bay window to the front elevation, radiator.

### DINING ROOM

10'4" x 10'2" (3.15m x 3.10m)

With ample space for a dining table and

chairs, radiator and with UPVC double glazed sliding doors opening into:

### **CONSERVATORY**

10'10" x 9'1" (3.30m x 2.77m)

A large addition being of brick based construction with UPVC double glazed windows, French doors and an attractive glazed pitched roof with inset spotlights, tiled floor.

### **KITCHEN**

13' x 10'9" (3.96m x 3.28m)

A generously sized kitchen having a good range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled walls, stainless steel sink and drainer, integrated electric oven, gas hob, extractor fan and dishwasher, space for a washing machine and fridge freezer, wall mounted, concealed boiler, ample space for a dining table and chairs, UPVC double glazed window and composite and glazed side door, vinyl flooring, radiator.

## **FIRST FLOOR**

### **LANDING**

A welcoming first floor area passing a half height UPVC double glazed window allowing natural light into both the hallway and landing, also with loft access and airing cupboard.

### **EN-SUITE BEDROOM ONE**

13'9" x 10'5" to front of wardrobes (4.19m x 3.18m to front of wardrobes)

A spacious principal bedroom having double fitted wardrobes, UPVC double glazed bay window, radiator, access into:

### **EN-SUITE**

5'10" x 5'10" (1.78m x 1.78m)

Appointed with a three piece suite comprising a corner shower cubicle with folding screen doors, mains chrome shower, low-level WC and pedestal wash basin, tiled walls, vinyl flooring, UPVC to glazed window, extractor fan, radiator.



## EN-SUITE BEDROOM TWO

11'11" x 10' (3.63m x 3.05m)

A generously proportioned double bedroom having a rear facing UPVC double glazed window, and space for all bedroom furniture, radiator, access into:

## EN-SUITE

8'3" x 2'10" (2.51m x 0.86m)

Appointed with a three piece suite comprising a shower cubicle with folding screen doors, mains chrome shower, low-level WC and pedestal wash basin, tiled walls, vinyl flooring, UPVC to glazed window, extractor fan, radiator.

## BEDROOM THREE

10'4" x 10'4" (3.15m x 3.15m)

A comfortable double bedroom having a rear facing UPVC double glaze window, ample space for all bedroom furniture, radiator.

## BEDROOM FOUR

9'5" x 9' (2.87m x 2.74m)

A fourth comfortable double bedroom having a front facing UPVC double glazed window,

ample space for all bedroom furniture, radiator.

## BATHROOM

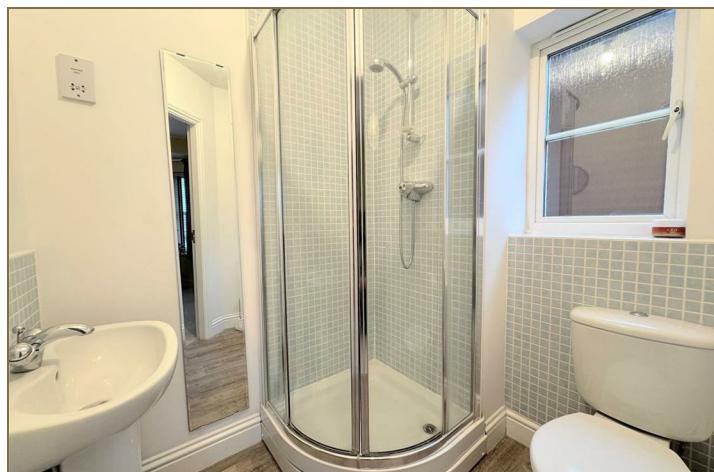
6'5" x 5'10" (1.96m x 1.78m)

Appointed with a three-piece white suite comprising a panelled bath, pedestal wash basin and low-level WC, half tiled walls, UPVC double glazed window, extractor fan, radiator.

## OUTSIDE

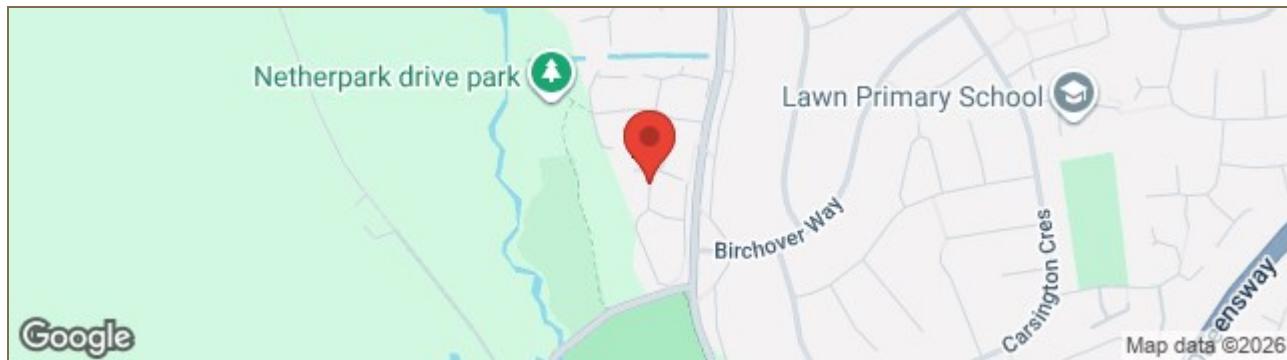
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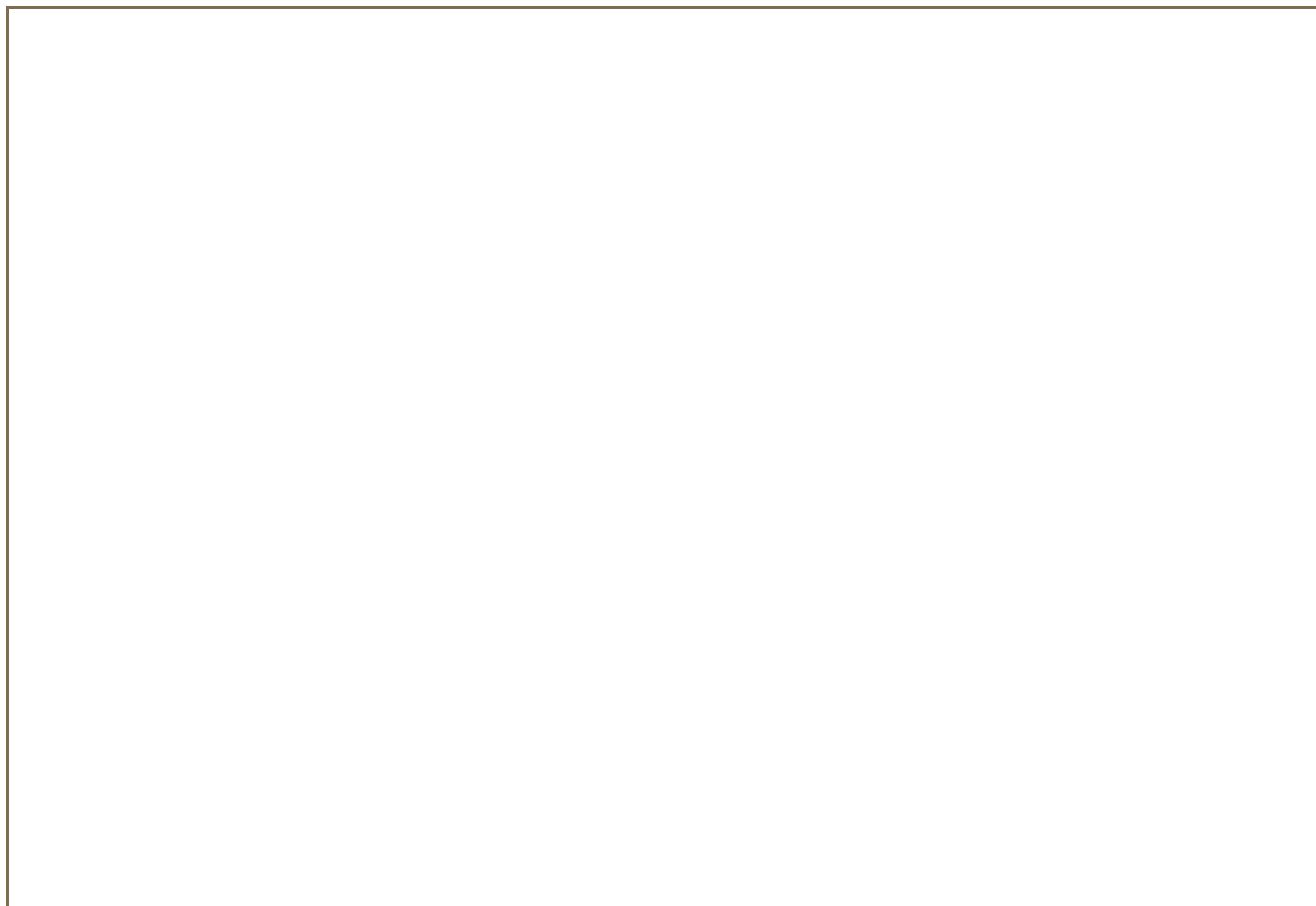




## Road Map



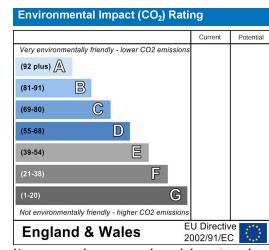
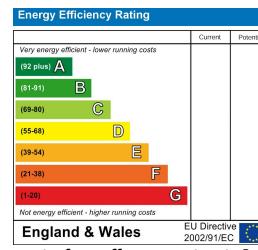
## Floor Plan



## 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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