

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

9 Acresview Close Allestree, Derby, DE22 2AY



Superior five bedroomed family detached residence of style and character occupying an excellent private plot

- Backing directly onto very pleasant school playing fields and country walks • Light and spacious • Gas central heating • UPVC double glazing • Porch • Elegant entrance hall with feature staircase • Downstairs cloakroom with WC • Lounge with feature fireplace • Separate dining room • Study • Well appointed fitted breakfast kitchen/ family room with built-in appliances • Utility room • Feature first floor galleried landing • Five bedrooms • Master bedroom with fitted en-suite • Bedroom two with fitted en-suite • Fitted four piece family bathroom • Library/ second study • Lawned foregarden with wrought iron railings • Landscaped private (non-overlooked) enclosed rear garden • Driveway and double garage with electric doors

£1,900 Per calendar month



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GENERAL INFORMATION

A five bedroomed detached residence of style and character occupying a very pleasant location in this sought after modern development conveniently located with easy access to reputable primary/secondary schools, transport links and the nearby Allestree Park with its golf course and fishing lake.

An internal inspection will reveal light and spacious gas central heated and UPVC double glazed living accommodation and consists briefly on the ground floor of recessed storm porch, spacious and elegant entrance hall with feature central staircase, fitted cloakroom with WC, lounge with feature fireplace and French doors opening onto the landscaped rear garden, separate dining room with French doors opening onto landscaped rear garden, study, well appointed fitted breakfast kitchen/family room with built-in appliances and utility room. Feature first floor galleried landing leads to the master bedroom with fitted en-suite, bedroom two with second fitted en-suite, three further bedrooms (all bedrooms having fitted wardrobes), well appointed fitted four piece family bathroom and very useful library/second study.

LOCATION

Allestree is a very popular residential suburb of Derby approximately three miles from the city centre and provides an excellent range of local amenities including the noted Park Farm shopping centre, excellent local schools at all levels and regular bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park with its golf course and fishing lake and Markeaton Park also having a boating and fishing lake together with Kedleston Golf Course. There is easy access onto the A38 leading to the A50 and M1 motorway.

ACCOMMODATION

GROUND FLOOR

RECESSED STORM PORCH

With outside light and panelled entrance door opening into:

VERY ELEGANT AND SPACIOUS ENTRANCE HALL

With feature central staircase with attractive balustrade leading to feature galleried landing, quality Karndean flooring, telephone point, coving to ceiling, radiator, burglar alarm control panel, useful under-stairs storage cupboard, two additional built-in storage cupboards with panelled doors and chrome fittings.

FITTED DOWNSTAIRS CLOAKROOM

In white with low level WC, pedestal wash hand basin with chrome fittings, tiled splashbacks, radiator, quality Karndean flooring, UPVC double glazed obscure window and internal panelled door with chrome fittings.

LOUNGE 18'0" x 11'8" (5.49m x 3.56m)

With feature fireplace with surrounds, inset living flame gas fire and hearth, two radiators, coving to ceiling, internal French glazed doors opening into spacious and elegant entrance hall, UPVC double glazed window to side, TV aerial point, telephone point, UPVC double glazed French doors with matching side windows opening onto Indian stone patio and very pleasant and private (non-overlooked) rear garden.

SEPARATE DINING ROOM 14'5" x 10'1" (4.39m x 3.07m)

With radiator, coving to ceiling, pleasant outlook over private rear garden, UPVC double glazed window to rear, internal French glazed doors opening into spacious and elegant entrance hall, internal panelled door with chrome fittings opening into spacious fitted kitchen/breakfast room/family room and UPVC double glazed French doors opening onto Indian stone patio and rear garden.

SEPARATE STUDY TO FRONT 11'8" x 7'9" (3.56m x 2.36m)

With coving to ceiling, radiator, two UPVC double glazed windows with aspect to front, TV aerial point, telephone point and internal panelled door with chrome fittings.

SPACIOUS FITTED BREAKFAST KITCHEN/FAMILY ROOM 16'0" x 15'10" (4.88m x 4.83m)

With an excellent range of fitted units consisting of one and a half stainless steel sink unit with mixer tap, base units with drawer and



cupboard fronts, tiled splashbacks, wall and base fitted units with matching worktops, built-in four ring Siemens induction hob with stainless steel extractor hood over, built-in stainless steel double electric fan assisted oven, integrated tall fridge/freezer, integrated dishwasher, fitted breakfast bar, spotlights to ceiling, two radiators, concealed worktop lights, ceramic tiled flooring matching the utility room, UPVC double glazed window to side, open archway, UPVC double glazed French doors with matching side windows opening onto Indian stone patio and private (non-overlooked) rear garden, TV aerial point, telephone point.

UTILITY ROOM 11'9" x 5'9" (3.58m x 1.75m)

With single stainless steel sink unit with mixer taps, fitted wall and base units with matching worktops, tiled splashbacks, plumbing for automatic washing machine, space for tumble dryer, concealed central heating boiler, radiator, integral door giving access to double garage, half glazed door with access to side, ceramic tiled flooring matching the ones in the kitchen and internal panelled door with chrome fittings.

FIRST FLOOR

FEATURE SPACIOUS GALLERIED LANDING

With balustrade, radiator, access to roof space and built-in double cupboard housing the hot water cylinder and shelving.

SPACIOUS MASTER DOUBLE BEDROOM 15'1" x 14'5" (4.60m x 4.39m)

With a range of bedroom furniture including two double wardrobes and single wardrobes together with two matching bedside cabinets, TV point, telephone point, two radiators, three UPVC double glazed windows to front, pleasant aspect to front, internal panelled door with chrome fittings opening onto fitted en-suite and internal panelled door with chrome fittings.

FITTED EN-SUITE ONE 8'5" x 3'11" (2.57m x 1.19m)

In white with feature double shower cubicle with chrome fittings including shower, fitted pedestal wash hand basin with chrome fittings, low level WC, tiled splashbacks, extractor fan, shaver point, radiator, UPVC double glazed obscure window and internal panelled door with chrome fittings.

BEDROOM TWO 16'8" x 12'7" (5.08m x 3.84m)

Enjoying very pleasant far reaching views towards Kedleston and views over school playing fields. Again with two fitted double wardrobes with single wardrobe, two matching bedside cabinets, TV point, radiator, UPVC double glazed window to rear, internal panelled door with chrome fittings opening into second fitted en-suite and internal panelled door with chrome fittings.

FITTED EN-SUITE TWO 8'11" x 3'11" (2.72m x 1.19m)

In white with feature double shower cubicle with chrome fittings including shower, pedestal wash hand basin with chrome fittings, low level WC, radiator, tiled splashbacks, extractor fan, UPVC double glazed obscure window and internal panelled door with chrome fittings.

BEDROOM THREE 13'11" x 11'3" (4.24m x 3.43m)

With fitted double wardrobe and single wardrobe, radiator, two UPVC double glazed windows with aspect to front and internal panelled door with chrome fittings.

BEDROOM FOUR 12'1" x 8'11" (3.68m x 2.72m)

Enjoying pleasant far reaching views towards Kedleston and over school playing fields. With fitted double wardrobes and fitted single wardrobe, TV point, radiator, UPVC double glazed window to rear and internal panelled door with chrome fittings.

BEDROOM FIVE 9'6" x 8'11" (2.90m x 2.72m)

Enjoying pleasant views towards Kedleston and open views across school playing fields. With fitted double wardrobe and fitted single wardrobe, radiator, UPVC double glazed window to rear and internal panelled door with chrome fittings.

LIBRARY/SECOND STUDY 9'1" x 6'5" (2.77m x 1.96m)

With fitted furniture including two double glass cabinets with fitted base cupboards underneath and shelving, radiator, feature UPVC double glazed arch window with aspect to front and double internal French glazed doors with chrome fittings.

FITTED FOUR PIECE FAMILY BATHROOM IN WHITE 8'5" x 6'7" (2.57m x 2.01m)

With panelled bath with chrome fittings, pedestal wash hand basin with chrome fittings, low level WC, separate shower cubicle with



chrome fittings including shower, tiled splashbacks, shaver point, radiator, extractor fan, UPVC double glazed obscure window and internal panelled door with chrome fittings.

OUTSIDE

To the front of the property there is a deep foregarden. The garden is laid to lawn with wrought iron railings painted in black. A double width tarmac driveway provides car standing spaces for approximately four cars leading to:

INTEGRAL BRICK DOUBLE GARAGE 17'10" x 17'0" (5.44m x 5.18m)

With concrete floor, power, lighting, integral door giving access to the property and two matching remote control roller shutter doors.

Delightful south westerly facing private (non-overlooked) fully enclosed rear garden which has been landscaped. Direct from the kitchen, dining room and lounge doors is a large Indian stone paved patio ideal for sitting out and entertaining which leads to a lawned garden with slate chippings and a further Indian stone paved patio located at the bottom of the garden. Furthermore there is a productive vegetable plot, timber shed included in the sale, outside lights and cold water tap. There is an Indian stone side pathway leading to side secure gate. There is also a rear access gate leading directly onto very pleasant school playing fields and pleasant countryside walks.

SPECIFIC REQUIREMENTS



The property is to be let unfurnished. No smokers, pets negotiable. Available from 5th December 2021.

DIRECTIONAL NOTES

The approach from Derby is via Kedleston Road proceeding over Derby's outer ring road, past Markeaton Park on the left hand side. Eventually take the right hand turning into Allestree Lane. Proceed to the end of the road. At the junction turn left onto Blenheim Drive. Pass the local shops on the right hand side. Take the first turning right into Sherroside Close. Follow the road round taking the right hand turning into Middlefield Close and pass the open green on the left hand side, take the right hand turning into Acresview Close. Proceed into the cul-de-sac taking the left hand turning and Number 9 will be located at the bottom of the cul-de-sac.

PROPERTY RESEVERATION FEE

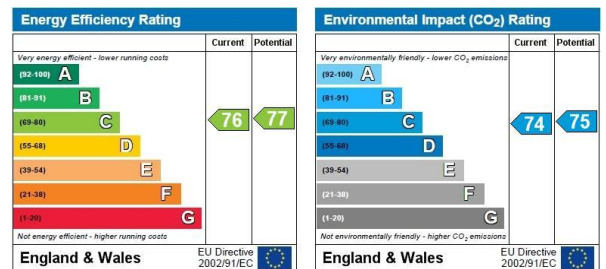
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

DEPOSIT

5 Weeks Rent.

VIEWING

By prior appointment through Scargill Mann and Co. Derby Office on 01332 206620.



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