

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 157 Lambourn Drive Allestree, Derby, DE22 2US



### Greatly improved and extended four bedroom detached residence occupying a sought after location in Allestree

- Ecclesbourne School Catchment • Versatile and superbly presented accommodation • Ideal for a growing family • Quality fittings throughout • Hallway and guest cloakroom • Sitting with feature fireplace • Snug/ Lounge • L-shaped living kitchen with dining area • Family room/study • Master bedroom with en-suite shower room • Three further double bedrooms and a family bathroom
- Low maintenance rear garden • Driveway and garage
- **VIEWING RECOMMENDED** •

**Offers over £425,000**



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## GENERAL INFORMATION

This is a superb opportunity to acquire a very stylish extremely well presented extended detached residence. The current vendors have completely remodelled and refurbished the property to now provide a highly versatile living accommodation ideal for a growing family. The property is double glazed and gas central heating.

Internally the property provides, hallway, guest cloakroom, sitting room, snug/lounge, open plan dining kitchen and family room/study. The first floor landing leads to the master double bedroom with en-suite shower room, three further double bedrooms and a well appointed bathroom.

Outside the property is set back behind an extensive blocked paved driveway leading to a garage with remote controlled roller. To the rear is a low maintenance stylish garden with artificial lawn and terrace/patio ideal for entertaining.

## LOCATION

The property is in the Ecclesbourne School catchment and is close to highly regarded primary schools. It is within easy reach of an excellent range of amenities in Allestree primarily at Park Farm which offers a comprehensive range of shops and services. There is a regular bus service in close proximity as well as petrol station, easy access on to the A38 and beautiful Allestree Park and Lake.

## ACCOMMODATION

### ON THE GROUND FLOOR

Stylish composite entrance door with upvc double glazed side lights provides access to:

#### **HALLWAY**

Radiator, feature tiled flooring, bespoke downstairs storage and door to:

#### **GUEST CLOAKROOM**

Partly tiled with a white suite comprising, low flush w.c., vanity wash hand basin, radiator, recessed ceiling spotlighting.

#### **SITTING ROOM 5.81m x 3.35m (19'1" x 11'0")**

Feature fireplace with living flame fitted gas fire, radiator, TV and telephone points, upvc double glazed bay window to front, panel door to:

#### **SNUG/LOUNGE 3m x 2.66m (9'10" x 8'9")**

Radiator, oak flooring, feature archway to:

#### **OPEN PLAN DINING KITCHEN**

Comprising:

#### **DINING AREA 2.68m x 2.08m (8'10" x 6'10")**

Radiator, continuation of oak flooring, recessed ceiling spotlighting, upvc double glazed bi fold doors to impressive raised terrace.

#### **KITCHEN AREA 5.32m x 3.34m to 2.18m (17'5" x 10'11" to 7'2")**

Impressive kitchen having solid oak worktops, matching up-stands, inset sink unit with mixer tap, gloss finish base cupboards and drawer with complementary wall mounted cupboards one housing the gas fired boiler, integrated appliances including AEG 3 plate induction hob with extractor hood over, eye-level double fan assisted electric oven with grill, integrated dishwasher, space suitable for American style fridge freezer and washing machine



(available by separate negotiation), continuation of oak flooring, stylish floor-to-ceiling contemporary style radiator, recessed ceiling spotlighting, upvc double glazed window to rear, panel and glazed door to:

**FAMILY ROOM/STUDY 5.72m x 3.28m (18'9" x 10'9")**

Radiator, recessed ceiling spotlighting, light and airy partially pitched roof courtesy of sealed unit double glazed Velux windows, upvc double glazed french doors to garden and integral door to garage.

**ON THE FIRST FLOOR**

**LANDING**

Feature balustrade, access to loft space, door to:

**MASTER BEDROOM 4.41m x 3.97m (14'6" x 13'0")**

Radiator, TV point, upvc double glazed window to front.

**STYLISH EN-SUITE SHOWER ROOM 2.29m x 1.38m (7'6" x 4'6")**

Tiled with a white suite comprising, low flush w.c., vanity unit with wash hand basin, walk-in double cubicle with integrated shower and attachment, radiator, extractor fan, recessed ceiling spotlighting, upvc double glazed window to front.

**DOUBLE BEDROOM TWO 3.45m x 3.27m (11'4" x 10'9")**

Radiator, upvc double glazed window to rear.

**DOUBLE BEDROOM THREE 3.45m x 3.24m (11'4" x 10'8")**

Radiator, upvc double glazed window to rear.

**DOUBLE BEDROOM FOUR 3.2m x 3.17 (10'6" x 10'5")**

Radiator, upvc double glazed window to front.

**WELL-APPOINTED BATHROOM 2.2m x 2.01m (7'3" x 6'7")**

Partly tiled with a white suite comprising, low flush w.c., vanity unit with wash hand basin, panel bath with electric shower over, ladder radiator, recessed ceiling spotlighting, extractor fan, upvc double glazed window to rear.

**OUTSIDE & GARDENS**

To the front is a blocked paved driveway providing off road parking for two vehicles with access to the:

**GARAGE 4.86m x 3.52m (15'11" x 11'7")**

Power, lighting and remote roller door.

To the rear is a stylish low maintenance garden with L-shaped stone terrace ideal for outdoor dining, raised wooden borders with lighting, artificial lawn and further raised well stocked border. The garden is bounded by a combination of brick walling and timber fencing.

**COUNCIL TAX BAND**

Derby City - C.

**DIRECTIONAL NOTE**

From Derby head north along the A6 Duffield Road over the A38. Shortly thereafter turn right into Derwent Avenue passing the petrol station on the right hand side dropping down to the bottom and turn left onto Lambourn Drive. The property will eventually be located on the right hand side.

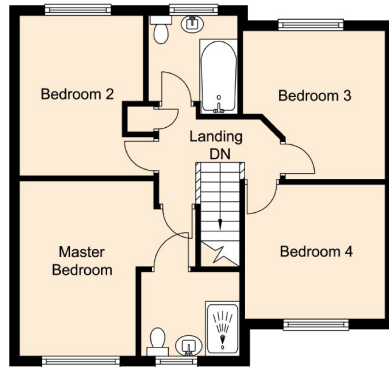
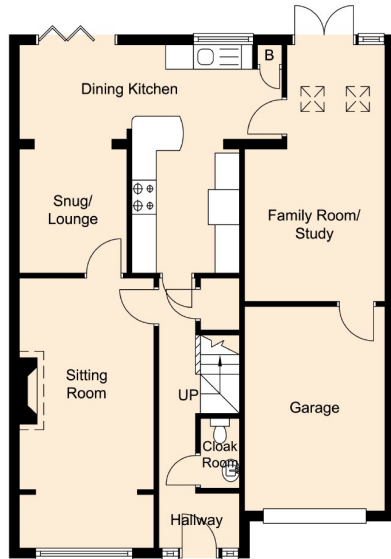
**VIEWING**

Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).



Ground Floor

First Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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