



22 Ypres Road
Allestree
Derby
DE22 2LZ

Price
£575,000

- Sought after location
- Gas central heating and double glazing
- Wide reception hall with oak staircase off
- Ground floor principal bedroom with luxury en-suite and dressing room
- Superb good sized lounge with electric stove effect fire
- Full-width superb living kitchen with granite worktops and integrated appliances
- Dining area with patio door leading to delightful garden
- Living area
- Cloak/utility room
- Useful study/office

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

A superb opportunity to acquire this four bedroom chalet style detached residence enjoying an enviable mature location off the popular Kedleston Road within Allestree having the benefit of gas central heating and double glazing and which has recently been upgraded to a high standard and specification by its current owner, an ideal family home.

A strongly recommended internal inspection will reveal quality accommodation which offers wide reception hall with decorative black and white checked tiled flooring and oak and glazed staircase off, ground floor principal bedroom with the benefit of a dressing room and a luxury en-suite with walk-in shower. There is a large lounge with a feature corner electric stove, a full width living dining kitchen with a kitchen area offering high gloss units, integrated appliances and granite work surfaces, dining and living areas and an adjacent enclosed study/office. There is a further cloakroom/utility room with washing machine and tumble dryer.

To the first floor off the galleried landing access is gained to three genuine double bedrooms with built in furniture and a luxury four piece bathroom with free-standing bath and shower.

Outside is a carefully considered landscaped garden with extensive patio ideal for alfresco dining and barbecuing, an area laid to lawn and garden store. To the front is an extensive Tarmacadam driveway providing space for many vehicles and a large garage.

The sale provides a very genuine opportunity of a discerning family to acquire this superb property in a favoured location with quality and spacious accommodation throughout making it ideal for a family.

LOCATION

Allestree boasts a wide and varied range of local amenities including comprehensive shopping, schools and access to renowned popular parks. There is a full range of restaurants and pubs close at hand.

ACCOMMODATION

ON THE GROUND FLOOR

WIDE RECEPTION HALLWAY

Feature black and white checker tiled flooring, oak and glazed staircase off, two school type radiators.





PRINCIPAL BEDROOM

4.88 x 3.1 (16'0" x 10'2")

School type radiator, laminate flooring.

DRESSING ROOM

Hanging rail and shelving.

EN-SUITE WALK-IN SHOWER

Enclosed w.c., walk-in enclosure with rain waterfall shower and glazed screen, tiled surrounds, vanity wash hand basin, half-tiling to main walls, heated chrome towel rail, decorative spotlighting, extractor fan.

LOUNGE

7.8 x 6.9 max (25'7" x 22'8" max)

Two radiators, oak and glazed doors providing access to the dining area and entrance hall, corner decorative electric stove effect fire.

FULL WIDTH LIVING KITCHEN

Comprising:

FAMILY AREA

5.63 x 5.6 (18'6" x 18'4")

Solid oak block flooring, french doors providing access to garden with glazed side screen, two radiators, TV point, spotlighting and velux roof light.

KITCHEN AREA

5.47 x 3.27 (17'11" x 10'9")

With a quality range of high gloss units incorporating inset sink unit with mixer tap over, a range of base and drawer units, marble work surfaces over with tiled up-stand, a range type cooker with extractor hood over (to be included in the sale), American

style fridge freezer with housing surrounds, integrated dishwasher, built in microwave

in housing unit, a range of wall cupboards, oak block flooring, door to the rear off.

Please note all kitchen appliances and cooker are to be included in the sale as mentioned above.

CLOAK/UTILITY ROOM

2.89 x 1.99 (9'6" x 6'6")

Vanity wash hand basin, low level w.c., tall cupboards housing washing machine and tumble dryer with plumbing, heated chrome towel rail, decorative spotlighting.

STUDY/OFFICE

2.7 x 2.3 (8'10" x 7'7")

Radiator, telephone point.

ON THE FIRST FLOOR

GALLERIED LANDING

BEDROOM TWO

4.63 x 4.29 (15'2" x 14'1")

French door leading to a Juliet balcony, under eaves storage cupboards, radiator, velux roof light.

BEDROOM THREE

5.1 x 4.66 (16'9" x 15'3")

Under eaves storage cupboard, radiator.

BEDROOM FOUR

4.18 x 3.76 (13'9" x 12'4")

Built in wardrobes and drawers, under eaves storage cupboards, velux roof light, radiator.

FOUR PIECE FAMILY BATHROOM

Comprising corner shower with glazed screen, tiled surrounds, vanity wash hand basin, free-standing bath with mixer shower tap over, low level w.c., half-tiling to main walls, tiled flooring, heated chrome towel rail.

OUTSIDE & GARDENS

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There is ample off road parking to the front leading to the:

LARGE GARAGE

5.19 x 3.8 (17'0" x 12'6")

Up and over door, power and lighting.

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To the rear is an extensive lawned garden with a large patio ideal for alfresco dining and a timber garden shed.

COUNCIL TAX BAND

Derby City - C.

DIRECTIONAL NOTE

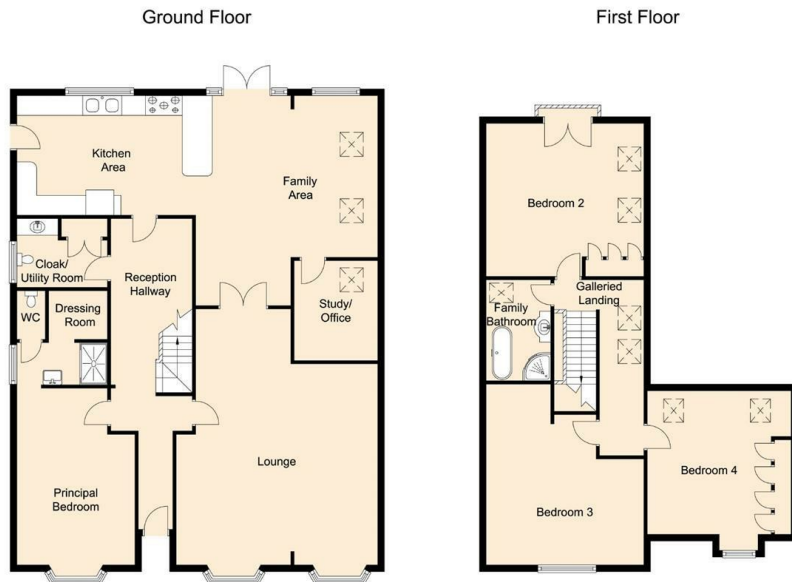
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From Derby proceed via the main Kedleston Road travelling towards Allestree. Ypres Road is situated on the left hand side.

VIEWING

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



22 Ypres Avenue, Allestree Derby DE22 2LZ

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	82
England & Wales	EU Directive 2002/91/EC	

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