



9 Acresview Close
Allestree
Derby
DE22 2AY

£2,195 Per Calendar Month

- 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

SCARGILL
MANN & CO

EST. 1995

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

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

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

4.39 x 3.07 (14'4" x 10'0")

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

3.56 x 2.36 (11'8" x 7'8")

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

4.88 x 4.83 (16'0" x 15'10")

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

3.58 x 1.75 (11'8" x 5'8")

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 PRINCIPAL DOUBLE BEDROOM

4.60 x 4.39 (15'1" x 14'4")

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

2.57 x 1.19 (8'5" x 3'10")

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

5.08 x 3.84 (16'7" x 12'7")

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

2.72 x 1.19 (8'11" x 3'10")

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

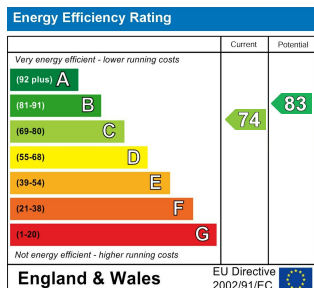
4.24 x 3.43 (13'10" x 11'3")

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

3.68 x 2.72 (12'0" x 8'11")

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.



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