

SCARGILL MANN & CO.

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2 Ford Lane Allestree, Derby, DE22 2EW



Substantially re-furbished traditionally styled four bedroom detached residence enjoying a favoured and mature location

- Ecclesbourne School Catchment • Substantially refurbished • Sought after and mature location • Central heating and double glazing • Dining reception hallway • Rear living room with feature fireplace and bi-folding doors • Second sitting room • Re-appointed fully fitted kitchen with adjacent utility room • Principal bedroom with en-suite shower room • Three additional bedrooms • Family bathroom • Attached garage • Mature garden and summerhouse
- **VIEWING ESSENTIAL** •

Offers around £565,000



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GENERAL INFORMATION

Occupying a much sought after and favoured mature location within the Ecclesbourne School catchment area, this highly appealing traditionally styled and totally refurbished four bedroom detached residence offering spacious accommodation for a family with gas central heating and double glazing throughout.

Internally the property has been significantly improved by its current owner to a high standard and specification and now enjoys the benefit of a wide reception dining hallway with oak block flooring, formal lounge to the rear with bi-folding doors and feature fireplace, second sitting room/snug, well-appointed fully fitted kitchen with integrated appliances and an adjacent utility room, off a good sized passage landing access is gained to the principal bedroom which has a very useful en-suite shower room, three additional good sized bedrooms and a stylish family bathroom.

The property enjoys a host of original charm and character and is further enhanced by a delightful mature raised garden with deep foregarden laid mainly to lawn with mature shrubs and plants and to the rear is a patio area, lawns and a raised secondary patio with summerhouse. There is also an attached good sized garage with ample car standing via a long driveway approach.

The sale provides a good opportunity to acquire this traditionally styled four bedroom refurbished property in a favoured location.

LOCATION

The property enjoys an enviable location with ease of access to comprehensive local facilities, Allestree Park, the main A6 and being within the Ecclesbourne School Catchment area.

ACCOMMODATION

WIDE RECEPTION DINING HALLWAY 4.15m x 3.32m (13'7" x 10'11")

Herringbone style oak block flooring, decorative panelling to the walls, stairs to the first floor off, radiator, beams to ceiling.

SNUG 4.6m x 3.1m (15'1" x 10'2")

Laminate flooring, decorative dado rail, radiator, glazed double doors providing access to:

FORMAL LOUNGE 5.47m x 3.64m (17'11" x 11'11")

Feature open fire with fender and hearth, bi-folding doors providing access to a patio area, decorative coving, panelling to one wall, double radiator, painted wooden stripped flooring.

FITTED KITCHEN 4.16m x 2.54m (13'8" x 8'4")

Enamel sink unit with mixer tap over and base cupboard under, a range of base and drawer units with work surfaces over, tiled surrounds, complementary wall mounted cupboards, inset gas hob with chrome extractor hood above, built in double oven and grill in matching housing unit, breakfast bar, utility area with plumbing for automatic washing machine, worktops and tiled surrounds.

ON THE FIRST FLOOR



DELIGHTFUL PANEL PASSAGE LANDING

Providing access to:

PRINCIPAL BEDROOM 4.6m x 3.31m (15'1" x 10'10")

Laminate flooring, radiator, decorative dado rail, built in storage cupboard with shelving, glazed door leading to:

EN-SUITE SHOWER ROOM

Comprising, vanity wash hand basin, low level w.c., corner cubicle with power shower over, tiled surrounds, extractor fan, decorative spotlighting, chrome towel rail.

BEDROOM TWO 4.11m x 3.3m (13'6" x 10'10")

Radiator.

BEDROOM THREE 4.3m x 3.6m (14'1" x 11'10")

Radiator.

BEDROOM FOUR 2.66m x 2.34m (8'9" x 7'8")

Radiator.

SUMPTUOUSLY APPOINTED FAMILY BATHROOM

Four piece suite comprising, walk-in shower enclosure with glazed screen, corner bath, low level w.c., vanity unit wash hand basin, heated chrome towel rail, tiled flooring, decorative spotlighting, half-panelling and tiling to main walls.

OUTSIDE & GARDENS

There is a delightful mature deep foregarden laid mainly to lawn with flowering shrubs and borders with adjacent driveway approach leading to:

GARAGE 5.3m x 3.4m (17'5" x 11'2")

With power, lighting and courtesy door to the rear.

The garden to the rear enjoys lower level patio, lawns with flowering borders, raised decking area leading to:

SUMMERHOUSE

Included in the sale.

COUNCIL TAX BAND

Derby City Council - Tax Band E.

DIRECTIONAL NOTE

From Derby proceed via the main Duffield Road, travelling through the Old Village of Allestree eventually turning right into Ford Lane and the property is then situated on the right hand side.

VIEWING

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



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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