



£625,000

Acresview Close, Derby DE22 2AY

Detached House | 5 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- GUIDE PRICE £625,000 - £650,000
- No Chain
- Spacious Executive Detached Family Home
- 5 Bedrooms
- Double Width Drive & Double Garage
- Spacious Living Accomodation
- Elevated Views Across The Kedleston Estate
- Ideal Family Purchase
- Highly Regarded Area
- Quiet Cul De Sac Position
- Viewing Essential
- Council Tax Band F



## Property Description

GUIDE PRICE £625,000 - £650,000 - New to the market is this spacious executive 5/6 bedroomed detached family home located in a highly desirable area with superb elevated views to the rear elevation overlooking the 'Kedleston estate', offered for sale with NO UPWARD CHAIN.

## Main Particulars

GUIDE PRICE £625,000 - £650,000

Derbyshire Properties are delighted to present this well presented detached family home offering five double bedroom, located within a quiet cul-de-sac position in Allestree. Offered for sale WITH NO UPWARD CHAIN and well appointed throughout, the property provides spacious, versatile accommodation ideal for a large family. Double glazed and gas central heated, which is Hive remote controlled, with impressive entrance hall with feature staircase with atrium leading to first floor, many very useful storage cupboards, fitted guest cloakroom, lounge with feature fireplace and French doors to garden, separate formal dining room, sitting room/family room with French doors to garden, kitchen and separate utility room. The first floor feature galleried landing leads to the master bedroom with en-suite shower room and fitted wardrobes, guest double bedroom with fitted wardrobes and en-suite shower room, three further double bedrooms with fitted wardrobes, a nursery/study and bathroom.

Outside the property occupies an attractive plot set back behind a driveway, lawn and an integral double garage with twin electric doors. A private well-established rear garden with superb elevated views over the 'Kedleston Estate'.

### Location

Allestree is a highly regarded and vibrant suburb of Derby particularly popular with families with a full range of great amenities all in walking distance including an impressive range of shops both on Blenheim Drive but also at Park Farm Centre where there are also great leisure and health care facilities. Local recreational facilities include Woodlands Tennis Club, Allestree Park with its fishing lake and Markeaton Park also having a boating and fishing lake together with Kedleston Golf Course, Derby University also accessible on foot. There is a regular bus service into the City Centre and beyond plus excellent transport links to the A38 leading to the A50 and M1 motorway.

### Ground Floor

#### Reception Hall

Entered via composite door from the front elevation with adjoining side panel into this spacious light and airy reception hall with feature Karndean floor covering. Decorative coving to ceiling, a superb central spanning staircase to 1st floor landing, wall mounted radiator and wall mounted Wi-Fi controlled heating control panel.

#### Cloakroom/WC

With double glazed obscured window to the front elevation, low-level WC, Karndean floor covering, wall mounted pedestal wash handbasin with tile splashback.

### Living Room

5.43m x 3.52m (17' 10" x 11' 7")

Entered via glass painted internal doors from the reception hall into the spacious family room. Double glazed windows to the side and rear elevations, double glazed french doors allow for access onto the rear garden. Wall mounted radiator, decorative coving to ceiling, TV point and the feature focal point of the room is a gas living flame effect fire with modern stone surround, marble backdrop and hearth.

#### Study

3.52m x 2.33m (11' 7" x 7' 8") With two double glazed windows to the front elevation, wall mounted radiator, Karndean floor covering, TV point and decorative coving to ceiling.

#### Dining Room

4.82m x 3.06m (15' 10" x 10' 0")

With double glazed window to the rear elevation, double glazed French doors to the side elevation providing access to rear patio, decorative coving to ceiling and wall mounted radiator. Internal door leads to:-

#### Kitchen/Breakfast Room

4.85m x 4.78m (15' 11" x 15' 8")

Mainly comprising of a range of matching wall and base mounted units with flat edged worksurface incorporating a one and a half bowl stainless steel sink drain unit with mixer taps and tile splashback. Numerous incorporated appliances include dishwasher, hob with stainless steel extract canopy over fridge/freezer and double oven. Tiled floor covering, wall mounted radiator, TV point and double glazed french doors with adjoining windows provide access to the rear patio.

#### Utility Room

3.56m x 1.74m (11' 8" x 5' 9") With the continuation of the tile floor covering from the kitchen and matching kitchen cupboards comprising of wall base mounted units with roll-top worksurface incorporating a single stainless steel sink drain unit with mixer taps. Under counter space for fridge and freezer, wall mounted radiator, door to the side elevation and internal door providing access to the double integral garage.

#### First floor

##### Gallery Landing

Accessed via the main reception hall is this spacious lighting area double gallery landing with ceiling mounted loft access point and internal doors providing access to all roofs.

##### Bedroom One

4.55m x 4.37m (14' 11" x 14' 4") With three double glazed window to the front elevation, wall mounted radiator and range fitted wardrobes to provide useful storage and hanging space. Internal door leads to:-

##### En Suite Shower Room

2.53m x 1.18m (8' 4" x 3' 10") Comprising of a three-piece suite to include WC, pedestal wash handbasin and double shower enclosure with mains fed shower and

attachment over. Part tiling to walls, wall mounted radiator, electrical shaver point, ceiling mounted extractor fan and double glazed obscured window.

#### Bedroom Two

3.82m x 3.26m (12' 6" x 10' 8")

With double glazed window to the rear elevation providing superb elevated views of the Kesleston estate. Wall mounted radiator, TV point, modern fitted wardrobes and internal door leading to:-

#### En Suite Shower Room

2.71m x 1.14m (8' 11" x 3' 9") Comprising of a three-piece white suite to contain WC, wash handbasin and shower enclosure with mains fed shower and attachment over. Part wall tiling, wall mounted radiator, vinyl floor covering, double glazed obscured window, electrical shaver point and ceiling mounted extractor fan.

#### Bedroom Three

4.22m x 3.42m (13' 10" x 11' 3") With two double glazed window to the front elevation, wall mounted radiator, fitted wardrobes and TV point

#### Bedroom Four

3.65m x 2.75m (12' 0" x 9' 0") With double glazed window to the rear elevation offering views, wall mounted radiator and fitted wardrobes

#### Bedroom Five

2.85m x 2.71m (9' 4" x 8' 11")

Double glazed window to the rear elevation offering views, wall mounted radiator and fitted wardrobes

#### Bedroom Six / Study

2.71m x 1.97m (8' 11" x 6' 6") Currently used as a study, with double glazed window to the front elevation, wall mounted radiator, range of fitted office furniture and glass display cabinets.

#### Family Bathroom

2.56m x 1.95m (8' 5" x 6' 5") Comprising of a four-piece modern white suite; WC, pedestal wash hand basin, shower enclosure with mains fed shower and attachment and panelled bath. Part tiling to walls, double glazed obscured window, ceiling mounted extractor fan, wall mounted radiator and electrical shaver point.

#### External

#### Outside

To the front elevation is a neat lawn with wrought iron fencing, double width driveway providing parking for four vehicles and double integral garage with electric roller doors. Wall mounted external lighting and side access pathway leading to the rear elevation.

The rear garden has a large full width paved terrace that is ideal for outside entertaining. Raised lawn and further patio, timber fence and hedgerow boundaries, outside power and lighting. The property benefits from a superb elevated position offering stunning views over the Kedleston Estate.

#### Disclaimer

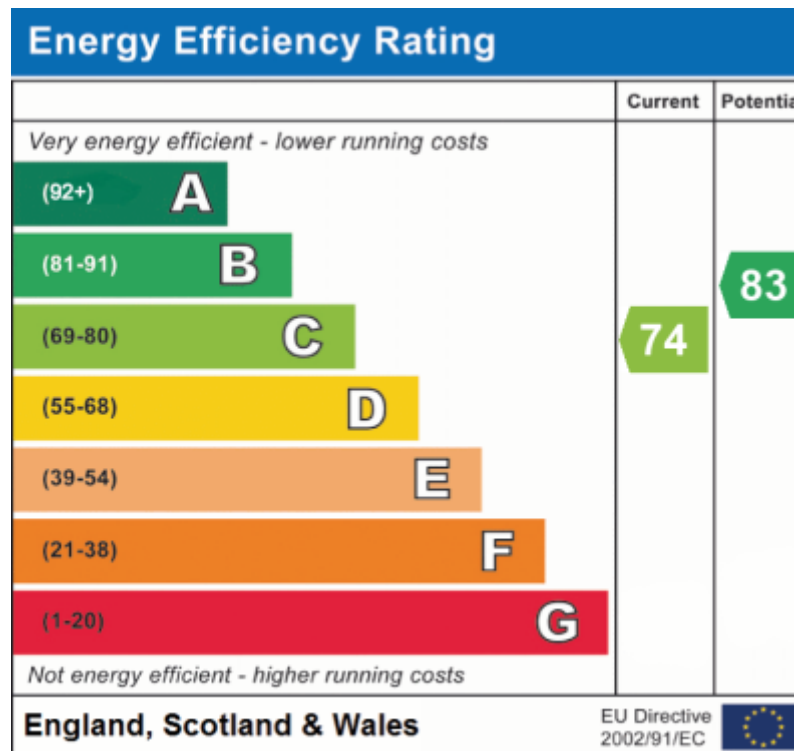
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