



£325,000

Blenheim Drive, Derby DE22 2LF

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- EXTENDED Semi-Detached Home
- Immaculately Presented Throughout
- Detached Garage
- Three Bedrooms & Family Bathroom
- Enclosed Landscaped Rear Garden
- Conveniently Placed For Local Amenities
- Spacious Open Plan Kitchen Diner
- Garage & Good Sized Driveway Providing Ample Off-Road Parking
- Council Tax Band C

Property Description

An opportunity to acquire this superbly presented period semi-detached property, benefiting from a beautiful open-plan kitchen extension to the rear elevation.

Main Particulars

Derbyshire Properties are delighted to present this stunningly beautiful extended period semi detached property, located on popular residential position. The property briefly comprises of:- spacious entrance hallway, guest cloakroom, living room with modern media unit and a superb open-plan living kitchen extension to the rear renovation. To the first floor a landing leads to 3 bedrooms and family bathroom. Externally the property is positioned on a sizable plot with large block paved frontage providing parking for numerous vehicles, and closed by timber fence boundaries to neighbouring properties. The landscape rear garden offers a full with paved patio lawn and pergola with side access into the detached garage.

The property's location on Blenheim Drive gives easy access to a nearby range of shops, excellent schooling and other local amenities.

We believe the property will ideally suit young families and an early internal inspection should be undertaken to avoid disappointment of this popular house type.

Location

The property is located in the desirable suburb of Allestree which offers a selection of reputable primary schools, Woodlands Secondary School, a range of local amenities close by including Park Farm Shopping Centre and being within easy access to recreational facilities including Markeaton Park, Darley Park and Allestree Park & Golf Club and open countryside offering pleasant walks as well as Kedleston Hall. The property is also within easy reach of Derby City centre, the A38 and A52 for accessing further afield.

Ground Floor

Entrance Hall

Entered via UPVC door with adjoining arched obscured windows to the front elevation. Column style wall mounted radiator, staircase to first floor landing, double glaze obscured window, wood effect tile floor covering and attractive panelling to walls.

Guest Cloak Room

Located beneath the stairs, comprising of an encased WC and wall mounted wash handbasin. Part wall tiling, wall mounted RCD unit and wood effect tile floor covering.

Stunning Open-Plan Living Kitchen Extension

4.88m x 4.36m (16' 0" x 14' 4")

With the continuation of the wood effect tile floor covering from the entrance hall with under-floor heating, attractive wall panelling and bifold doors, Velux window and double glazed windows to the rear elevation.

The truly stunning kitchen comprises of a range of bespoke wall and base mounted navy shaker units with quartz worksurface incorporating a Belfast sink with mixer taps. Numerous integrated appliances include electric oven, convection microwave oven, dishwasher, fridge/freezer and induction hob. Dividing the kitchen and dining

area is a superb attached island which doubles up as a breakfast bar with seating space beneath.

Living Room

5.34m x 2.76m (17' 6" x 9' 1")

A beautiful light and airy room with bay window to the front elevation, bespoke built in media unit with storage under framed with feature shelving, wall mounted column style radiator, decorative coving to ceiling, the focal point of this room is a feature fireplace with 'log burning effect' electric fire.

First Floor

Landing

Accessed from the main entrance hallway with double glazed obscured window to the side elevation, ceiling mounted loft access point with pulldown ladder and useful linen storage cupboard.

Bedroom One

3.85m x 3.27m (12' 8" x 10' 9")

With large bay window to the front elevation, wall mounted column style radiator, decorative coving to ceiling, TV point and space for wardrobes.

Bedroom Two

3.23m x 3.02m (10' 7" x 9' 11")

With double glazed window to the rear elevation, wall mounted column style radiator and TV point.

Bedroom Three

1.98m x 1.79m (6' 6" x 5' 10")

With double glazed bay window to the front elevation, column style radiator and feature half wall panelling.

Bathroom

1.99m x 1.62m (6' 6" x 5' 4")

Comprising of a three-piece suite to include WC, vanity unit and panel bath with mains fed shower and attachment over with complementary glass shower screen. Part tiling to walls, double glazed obscured window, wall mounted heated towel rail and tiled floor covering.

External

Outside

To the front elevation is a large block paved driveway. This provides parking for numerous vehicles and is enclosed by timber fence boundaries and additional wall boundary to Street. The rear garden offers a patio area, paved pathway lawn and seating area with pergola over.

Detached Garage

6.96m x 2.97m (22' 10" x 9' 9") With custom made wooden garage doors lighting and power, double glazed window and door to the side elevation.

Disclaimer

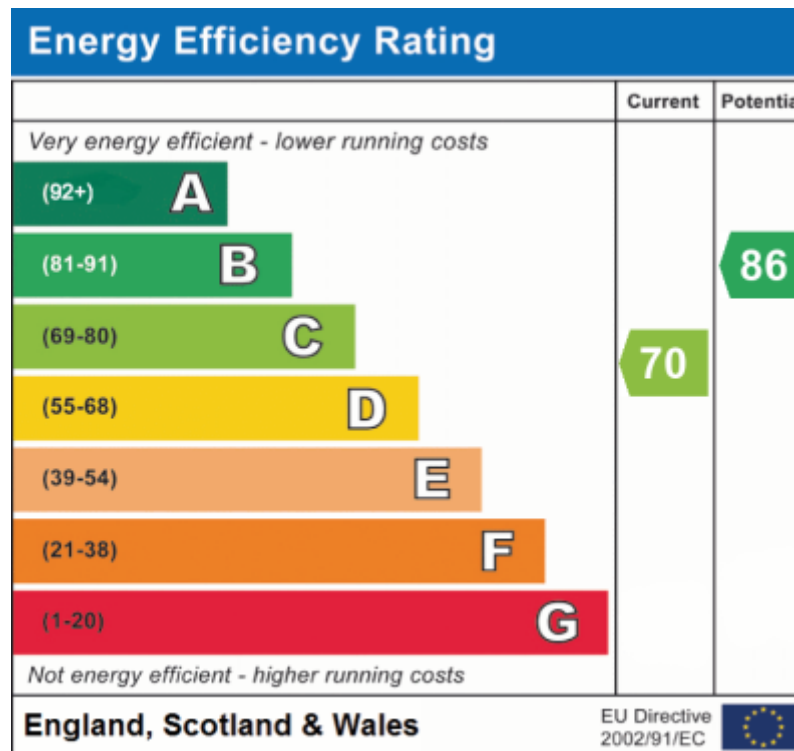
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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