



£795,000

Robincroft Road, Derby DE22 2FQ

Detached House | 5 Bedrooms | 4 Bathrooms

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# Step Inside

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## Key Features

- Executive Detached Family Home
- Highly Regarded Area
- 5 Bedrooms & 4 Bathrooms
- Guest Cloakroom/WC & Utility
- Superb Open Plan Dining Kitchen & Living Area
- Huge Living Room
- Large Driveway & Integral Garage
- Private Landscaped Garden With Parkland Views
- Ideal Extended Family Purchase
- View Absolutely Essential!
- Council Tax Band E

## Property Description

Derbyshire Properties are delighted to introduce for sale this superb executive detached family home built in the 1930s. The property has undergone numerous extensions and renovations throughout the years, creating some superb, spacious family living area's.

## Main Particulars

Stunning 1930s Executive Family Home in Sought-After Allestree -

Derbyshire Properties are thrilled to present this exceptional executive detached residence, a beautifully extended and renovated 1930s family home offering spacious and versatile living throughout. Nestled in the highly desirable area of Allestree, this impressive property combines classic charm with modern luxury, ideally located close to local amenities and excellent transport links.

Step inside to discover a welcoming entrance hall leading to a guest cloakroom/WC and a stylish ground floor shower room complete with a feature spa shower. The home boasts a cosy snug, an extended and elegant living room, and a truly outstanding open-plan kitchen—perfect for entertaining. A well-appointed utility room provides convenient access to the integral garage.

Upstairs, the first-floor landing gives way to five generously sized bedrooms, including three walk-in wardrobes. The magnificent master suite is a standout feature, offering a luxurious en suite bathroom and its own walk-in wardrobe for added comfort.

Outside, the property enjoys a wide frontage with ample off-street parking for multiple vehicles. To the rear, the stunning garden offers a high level of privacy and tranquil views over the adjacent park—an ideal space for family relaxation and outdoor entertaining.

This superb home is perfectly suited to families and extended families seeking both space and style. Early internal viewing is highly recommended to fully appreciate the quality and scale on offer.

Ground Floor

Entrance Hall

Entered via arched double glazed door with adjoining obscured windows from the front elevation. Decorative coving and picture rail, tiled and carpeted floor covering, wall mounted radiator, carpeted staircase to the 1st floor landing with under stairs storage cupboard.

Guest Cloakroom/WC

1.95m x 1.68m (6' 5" x 5' 6") Briefly comprising of an encased WC with attached vanity unit with inset sink with tile splashback. Wall mounted radiator and double glazed obscured window to the front elevation. Internal oak door provides access to:-

Shower Room

2.19m x 1.71m (7' 2" x 5' 7") This fully tiled room offers a large spa shower with seating, in-built speakers and shower attachments all combining for the perfect relaxing shower!. Tiled floor covering, wall mounted chrome heated towel rail, spotlights and extractor fan.

#### Snug

3.89m x 3.72m (12' 9" x 12' 2") With a feature double glazed bay window to the front elevation with bespoke fitted internal blinds. Curved wall mounted radiator, TV point, decorative wall lighting. The feature focal point of the room is a cast-iron log burning fire located upon a raised hearth.

#### Extended Living Room

9.54m x 3.36m (31' 4" x 11' 0") This huge living room provides space for all the family with numerous wall mounted radiators, double glazed windows to the side elevation and double glazed French doors with adjoining windows that provides access to the rear garden. The feature focal point of the room is a stone fireplace with raised marble hearth housing a gas living flame effect fire. Internal oak doors provide access to:-

#### Superb Open-Plan Living Kitchen

8.51m x 4.64m (27' 11" x 15' 3") Kitchen area - this beautifully crafted kitchen comprises of a range of wall and base mounted matching units with granite work surfaces incorporating a one and a half bowl moulded sink drainer unit with mixer taps. Numerous integrated 'Neff' appliances include dishwasher, fridge/freezer, double electric oven, convection microwave oven, plate warmer, induction hob with modern extractor canopy over. Spotlights to ceiling, tiled floor covering with underfloor heating, useful floor to ceiling larder storage cupboards and shelving. Dividing the kitchen and dining area is a superb attached Central Island providing seating for numerous people.

Living/dining area - with the continuation of the tiled floor covering with underfloor heating from the kitchen. Wall mounted radiator, spotlights to ceiling, double glazed window and French doors with adjoining side panel windows provide access to the rear garden. Internal oak door leads to:-

#### Utility Room

2.86m x 1.86m (9' 5" x 6' 1") With the continuation of the floor covering from the kitchen. Base mounted storage unit with granite works surface incorporates a 1 1/2 bowl stainless steel sink drainer unit with feature hot water tap. Undercounter space and plumbing for both dishwasher, washing machine and tumble dryer. Wall mounted shelving, extractor fan, wall mounted radiator, double glazed window and door to the rear renovation and internal door provides access to the integral garage.

#### First Floor

##### Landing

Accessed via the main entrance hallway with decorative coving to ceiling, wall mounted radiator and internal doors accessing all bedrooms and bathroom.

##### Bedroom One

6.21m x 2.87m (20' 4" x 9' 5") Located to the rear of the property with double glazed French doors with Juliet balcony. Wall mounted radiators, spotlights to ceiling, TV point and additional double glazed window to the front elevation.

##### Walk-In Wardrobe

Comprising of a range of open fitted wardrobes that provide useful storage and hanging space.

##### En-Suite

Comprising of a three-piece white modern suite to include an encased WC with attached vanity unit with inset sink. Large corner shower enclosure with mains fed shower and attachment over with sliding doors. Fully tiled walls and floor, wall mounted extractor fan, spotlights to ceiling and wall mounted heated towel rail.

#### Bedroom Two

5.28m x 2.68m (17' 4" x 8' 10") With double glazed French doors with Juliet balcony to the rear elevation, wall mounted radiator, TV point.

#### Walk-In Wardrobe (Potential En-Suite)

(potential ensuite shower room) comprising of range of bespoke fitted chest of drawers, shelving and hanging space.

#### Bedroom Three

3.91m x 3.72m (12' 10" x 12' 2") With double glazed bay window to the front elevation, wall mounted radiator, decorative picture rail and shelving.

#### Bedroom Four

4.76m x 3.38m (15' 7" x 11' 1") With double glazed French doors with Juliet balcony to the rear elevation. Wall mounted radiator, TV point.

#### Walk-In Wardrobe

Comprising of a range of bespoke shelving, storage and hanging space.

#### Bedroom Five

2.49m x 1.94m (8' 2" x 6' 4") With double glazed window to the front elevation, wall mounted radiator, decorative picture rail.

#### Family Bathroom

Comprising of an encased WC with wall mounted 'Push Flush'. 'His and Hers' attached vanity units with inset sinks, partly tiled walls, wall mounted electrical shaver point, large double ended bathtub with centrally mounted taps, spotlights to ceiling, wall mounted extractor fan and wall mounted chrome heated towel rail.

#### External

#### Outside

To the front elevation is a full width tarmac driveway for providing parking for numerous vehicles enclosed by an attractive stone wall. This drive provides access to an integral garage and to the side elevations.

The delightful and private rear garden firstly offers a pebbled entertaining/seating area, log stores, outside lighting and a superb bespoke Koi carp pond with waterfall feature and stocked flower beds. The central garden is a family lawned area with further stocked flowerbeds/borders and mature planting to boundaries. A gravelled seating area that houses timber garden shed and greenhouse, barked children's play area housing summer house, and a feature pergola located over a paved patio. There are numerous outside lights throughout the garden and beautiful views to the rear elevation across Parkland.

#### Disclaimer

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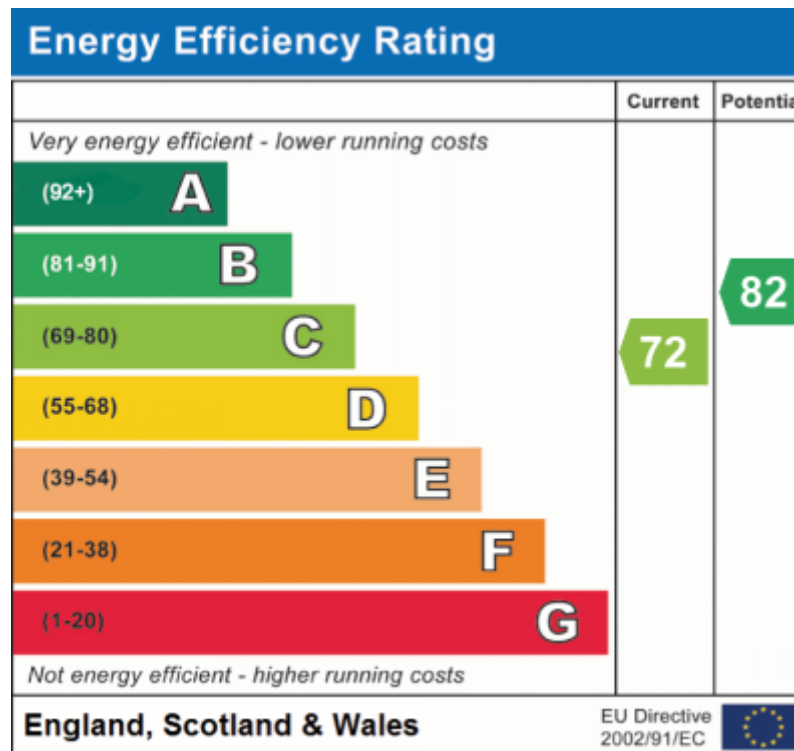






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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