



£340,000

Portreath Drive, Derby DE22 2SD

Detached House | 4 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Well appointed kitchen with integrated appliances
- Lounge/ Dining Room with feature fireplace
- Ground floor bedroom/ additional reception room
- Downstairs WC
- Three double bedrooms; two with fitted bedroom furniture
- Bathroom & separate WC
- Driveway, integral garage & mature rear garden
- Boiler installed April 2023
- Woodlands Secondary school catchment
- Early viewing highly recommended

## Property Description

**\*\*NO UPWARD CHAIN\*\*** Derbyshire Properties are delighted to present this three/ four bedroom detached home with a side extension. Highly sought-after location and enjoying a mature rear garden. Viewing highly recommended.

## Main Particulars

Well proportioned three/four bedroom home with a side extension allowing for the fourth bedroom or additional reception room. Enjoying a lounge/ dining room with access onto the rear garden. Well appointed kitchen with shaker style units and integrated appliances. Ground floor WC. To the first floor there are three double bedrooms; two having built-in bedroom furniture. Bathroom with corner bath and separate shower cubicle. Double glazed windows & gas fired central heating. Driveway providing off-road parking, integral garage and generous mature rear garden. Allestree is a fabulous location with reputable schools, excellent amenities and travel links. A short distance from the beautiful Kedleston Hall, Darley Park & Markeaton Park.

### GROUND FLOOR

#### Entrance Hall

1.16m x 4.19m (3' 10" x 13' 9") The property is approached via a wooden exterior door into entrance hall, with ceiling light point, central heating radiator, feature stained glass window and stairs leading to first floor landing.

#### Lounge/ Dining Room

3.49m x 7.28m (11' 5" x 23' 11") with ceiling light points, coving to ceiling, central heating radiators, double glazed windows to both front and rear elevations. Double glazed exterior door leading onto the rear garden. The focal point of the lounge is a stone fireplace with coal effect gas fire, television stand and display shelving.

#### Kitchen

2.25m x 3.81m (7' 5" x 12' 6") appointed with a matching range of shaker style eye and base level units with worktops over incorporating a 1 & 1/2 bowl sink unit with ceramic splashback tiling. Built-in eye level double oven and space for tall fridge/freezer. Integrated washing machine and dishwasher. Gas hob with extractor over. Recessed spotlights to ceiling, concealed wall mounted boiler (installed April 2023) tiled flooring, double glazed window overlooking rear garden and double glazed exterior door to side.

#### Inner Hallway

1.08m x 1.54m (3' 7" x 5' 1") with ceiling light point and useful storage cupboard.

#### Ground floor WC

1.13m x 2.03m (3' 8" x 6' 8") fitted with a white two-piece suite comprising of a vanity wash hand basin with storage beneath, shelving and mirror. WC with concealed cistern. Complementary ceramic tiling, recessed spotlights to ceiling, heated towel rail, tiled flooring and obscure double glazed window to front elevation.

#### Office/ Bedroom Four

2.74m x 3.68m (9' 0" x 12' 1") with wall lights, central heating radiator and double glazed window to side elevation.

## FIRST FLOOR

### Landing

0.77m x 2.58m (2' 6" x 8' 6") with ceiling light point, obscure double glazed window to side elevation, airing cupboard and loft hatch with ladder providing access to roof space which has been partly boarded for storage with light point.

### Bedroom One

3.64m x 3.96m (11' 11" x 13' 0") with ceiling light point, coving to ceiling, fitted bedroom furniture, central heating radiator and double glazed window to front elevation.

### Bedroom Two

3.25m x 3.95m (10' 8" x 13' 0") with ceiling light point, coving to ceiling, fitted bedroom furniture providing ample storage space, additional storage cupboard, central heating radiator and double glazed window to rear elevation.

### Bedroom Three

3.00m x 3.83m (9' 10" x 12' 7") with ceiling light point, central heating radiator and double glazed window to front elevation.

### Bathroom

1.80m x 2.29m (5' 11" x 7' 6") fitted with a three-piece suite comprising of a shower cubicle with electric shower, corner bath and pedestal wash hand basin. Full-height tiling to all walls, recessed spotlights to ceiling, heated towel rail and obscure double glazed window to rear elevation.

### Separate WC

0.72m x 1.45m (2' 4" x 4' 9") with WC, ceiling light point and obscure double glazed window to rear elevation.

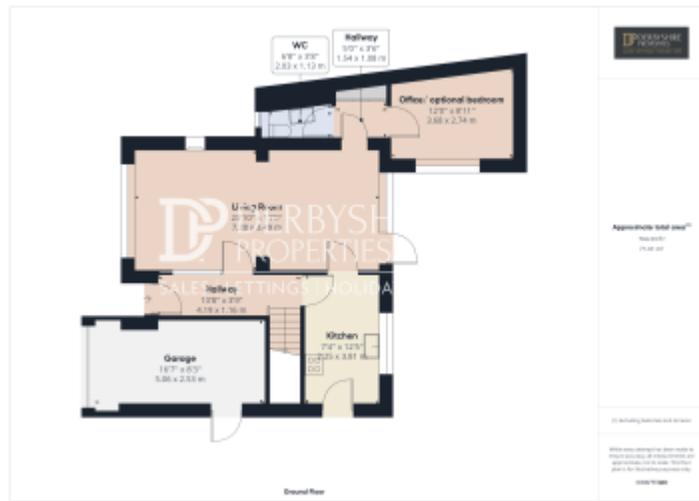
### Outside

To the front of the property is a driveway providing off-road parking leading to an integral garage (16'7" x 8'3") with up and over door, being served by power and lighting. Side access gate leading onto the mature rear garden with paved patio area, steps leading up to the extensive lawn with a selection of mature shrubs, bushes and trees. Summer house and garden shed.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
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- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Telephone: 01773 832355

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