



£325,000

Severnvale Close, Derby DE22 2UD

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- Semi Detached House
- Beautiful Kitchen/Diner
- Cloakroom/WC & Utility Room (Garage Conversion)
- 3 Bedrooms
- Landscaped Garden
- Drive & Converted Garage
- Quiet Cul De Sac Position
- Cloakroom/WC
- Ecclesbourne School Catchment
- Ideal Family Purchase
- Council Tax Band C

Property Description

An opportunity to acquire this superbly presented and remodelled three-bedroom semi-detached family home, positioned within a quiet cul-de-sac in the highly regarded area of Allestree.

Main Particulars

Derbyshire Properties are delighted to offer for sale this beautifully presented and deceptively spacious three-bedroom semi-detached property, ideally located within a peaceful cul-de-sac setting. The accommodation has been thoughtfully remodelled and briefly comprises: entrance hall, spacious living room with bespoke feature media wall, inner hallway, guest cloakroom/WC, utility room, and a stunning modern kitchen/dining room. To the first floor, a landing provides access to three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from off-road parking to the front elevation with integral garage storage, together with a landscaped, low-maintenance rear garden. The property is ideally suited to families and is located within the sought-after Ecclesbourne School catchment area.

Entrance Porch

Entered via a composite door from the front elevation, featuring a double-glazed window to the side elevation, ceiling spotlights, and useful coat storage.

Living Room

A light and welcoming reception room with a double-glazed window to the front elevation and wall-mounted radiator. The focal point of the room is a bespoke media wall incorporating an inset gas fire and feature alcoves for television and media equipment.

Inner Hallway

Centrally located within the property, featuring a staircase rising to the first-floor landing, wood flooring, attractive wall panelling, modern wall-mounted radiator, and ceiling spotlights.

Cloakroom/WC

Formerly part of the garage and now converted to provide a stylish cloakroom with low-level WC, wall-mounted wash hand basin with tiled splashback and cascading chrome tap. Finished with wood flooring, ceiling spotlights, and extractor fan.

Utility Room

Fitted with wall-mounted storage cupboards and a full-length work surface with plumbing and space for a washing machine, tumble dryer, and fridge. Karndean flooring and ceiling spotlights complete the space.

Kitchen/Diner

This beautifully appointed kitchen features a comprehensive range of wall and base-mounted shaker-style units with modern flat-edged work surfaces incorporating a one-and-a-half bowl sink with mixer tap. Integrated appliances include a four-ring gas hob with AEG stainless steel extractor canopy, dishwasher, double Bosch oven, and fridge/freezer. Further benefits include under-cupboard lighting, wood flooring, part wall tiling, ceiling spotlights, and a double-glazed window to the rear elevation.

The dining area continues the same flooring and lighting and benefits from double-glazed French doors opening onto the rear garden.

First Floor

Landing

Accessed from the inner hallway and featuring attractive wall panelling and a ceiling-mounted loft access point.

Bedroom 1

With double-glazed window to the front elevation, wall-mounted radiator, TV point, and space for wardrobes. A feature wood-clad wall provides a striking focal point.

Bedroom 2

Featuring a double-glazed window to the rear elevation with views over the garden and surrounding area, wall-mounted radiator, shelving, and space for bedroom furniture.

Bedroom 3

With double-glazed window to the front elevation, wall-mounted radiator, and space for bedroom furniture.

Bathroom

Comprising a modern three-piece suite including an encased WC with vanity unit, bath with electric shower and attachment, and complementary glass shower screen. Finished with tiled walls and flooring, double-glazed window to the rear elevation, chrome heated towel rail, and a useful linen storage cupboard.

Outside

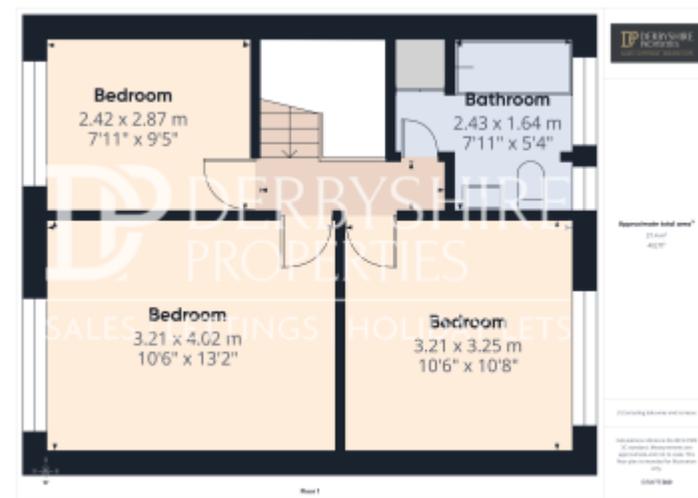
To the front elevation is a substantial concrete driveway providing off-road parking for two to three vehicles, positioned in front of the integral garage with up-and-over door, power, and lighting (reduced in size due to the internal conversion of the WC and utility room). A side pathway provides access to the rear garden.

The landscaped rear garden features a full-width sandstone tiled entertaining terrace ideal for outdoor dining, a generous lawn, and a further sun patio housing a timber garden shed. The garden is enclosed by timber fence boundaries and benefits from outside lighting and a water tap.

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.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 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.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= RAINBOW IN LETTERS =

www.derbyshireproperties.com