



£325,000

Drum Close, Allestree DE22 1JN

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Spacious four/five-bedroom modern townhouse arranged over three floors
- Highly sought-after location in the popular village of Allestree
- Flexible accommodation with fifth bedroom/dining room option
- Modern kitchen/breakfast room with French doors to the garden
- Double-width driveway providing off-road parking for two vehicles
- Beautifully landscaped rear garden ideal for outdoor entertaining and family enjoyment
- Council Tax D

Property Description

A spacious and versatile four/five-bedroom semi-detached modern townhouse, offering generous accommodation arranged over three floors and occupying a sought-after position within the ever-popular village of Allestree.

Main Particulars

New to the market is this spacious and versatile four/five-bedroom semi-detached modern townhouse, occupying a sought-after position within the ever-popular village of Allestree. Offering generous accommodation arranged over three floors, this superb family home combines flexible living space with excellent transport links, reputable local schools and a beautifully landscaped rear garden.

Derbyshire Properties are delighted to present this well-appointed modern townhouse, ideally suited to growing families seeking spacious and adaptable accommodation. The property briefly comprises an entrance hallway, guest cloakroom/WC, a versatile fifth bedroom currently utilised as a dining room, and a well-equipped kitchen/breakfast room with French doors opening onto the rear garden. To the first floor is an impressive L-shaped living room, a generous double bedroom and a contemporary family bathroom. The second floor offers three further bedrooms, including the principal bedroom, together with a modern shower room. Externally, the property benefits from a double-width driveway providing off-road parking for two vehicles and a professionally landscaped rear garden designed for outdoor entertaining.

Ground Floor

Entrance Hall

Entered via a composite front door into a welcoming and light-filled reception hallway with wood-effect flooring, staircase rising to the first floor, radiator and internal doors leading to the kitchen/breakfast room, guest cloakroom/WC and dining room/bedroom five.

Guest Cloakroom/WC

Appointed with a low-level WC, wall-mounted wash hand basin, radiator, extractor fan and useful shelving.

Dining Room / Bedroom Five

A versatile reception room currently used as a formal dining room but equally suited as a fifth bedroom, home office or playroom. Double glazed window to the front elevation, wood flooring, radiator and ceiling spotlights.

Kitchen/Breakfast Room

Fitted with a comprehensive range of matching wall and base units with complementary work surfaces incorporating a one-and-a-half bowl stainless steel sink with mixer tap and tiled splashbacks. Integrated electric oven with four-ring gas hob and stainless steel extractor canopy over, integrated dishwasher and space for a freestanding fridge/freezer. A breakfast bar provides informal dining space, whilst French doors and a rear-facing double glazed window allow plenty of natural light and provide direct access to the landscaped garden. Additional features include ceiling spotlights, radiator and a useful understairs storage cupboard.

First Floor

Landing

With staircase rising to the second floor, radiator and doors leading to the living room, bedroom and family bathroom.

Living Room

A superbly proportioned principal reception room enjoying dual aspect windows to the front and side elevations, creating a bright and airy living space. Features include ceiling spotlights, TV point, radiator and a contemporary wall-mounted electric feature fire.

Bedroom One

A spacious double bedroom with double glazed window overlooking the rear garden, radiator and ample space for freestanding furniture.

Family Bathroom

Fitted with a modern three-piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with mains-fed shower over and glazed shower screen. Complemented by part-tiled walls, tiled flooring, heated radiator, extractor fan, ceiling spotlights and an obscure double glazed window.

Second Floor

Landing

Providing access to three further bedrooms and the shower room.

Bedroom Two

A generous double bedroom with double glazed window to the front elevation, fitted wardrobes and radiator.

Bedroom Three

Double glazed skylight window to the rear elevation, free standing wardrobes and radiator.

Bedroom Four

Currently utilised as a home office, featuring a rear-facing double glazed skylight window and radiator.

Shower Room

Comprising a modern three-piece suite including a low-level WC, wash hand basin and large shower enclosure with mains-fed shower. Finished with an obscure double glazed window, radiator, extractor fan, electric shaver point and vinyl flooring.

External

Outside

To the front of the property is a double-width tarmac driveway providing off-road parking for two vehicles, complemented by attractive stocked flower borders. The rear garden has been professionally landscaped to create a superb outdoor living space, featuring a sunken paved patio ideal for entertaining, raised lawn with sleeper-edged borders and enclosed timber fencing providing an excellent degree of privacy. A useful covered side storage area offers ideal space for bicycles and garden

equipment, with gated access to the front of the property.






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		83
(69-80) C	77	
(55-68) D		
(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	

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