



Lambourn Drive
Allestree Derby

burchell
edwards

Lambourn Drive
Allestree Derby DE22 2UT

for sale
£450,000



Property Description

Occupying a desirable position in the ever-popular suburb of Allestree, this impressive four-bedroom detached residence offers spacious and versatile accommodation, perfectly suited to modern family living. Situated within the highly regarded Ecclesbourne School catchment area, the property also enjoys a substantial rear garden with beautiful open countryside views.

The accommodation begins with an entrance porch leading into a welcoming hallway. A study provides the ideal space for those working from home, while the stylish re-fitted kitchen offers a contemporary finish with ample storage and workspace. There is a useful ground floor shower room, a generous lounge/ diner provides an excellent space for entertaining and family life, flowing seamlessly into a bright conservatory with delightful views over the garden.

To the first floor are four well-proportioned bedrooms, all offering comfortable accommodation, together with a modern family bathroom.

Externally, the property is set back from the road with a front garden and a tarmac driveway providing ample off-road parking, leading to the garage. The impressive rear garden is a particular highlight, offering a generous lawn, mature planting and a wonderful backdrop of open countryside, creating a peaceful and private outdoor space.

Entrance Porch

Accessed via a UPVC double glazed door to the front elevation with a UPVC door leading to:

Entrance Hallway

Accessed via a UPVC double glazed door with glazed glass side panel to the front elevation, the spacious hallway has a central heating radiator, useful store cupboard and stairs rising to the first floor landing.

Study

Having central heating radiator and UPVC double glazed window to the front elevation.

Kitchen

A re-fitted kitchen with a range of matching wall and base units with solid oak work surfaces over, incorporating a ceramic Belfast sink unit with chrome mixer tap over and an induction hob with glass splashback and extractor hood over. There is a panelled splashback and a range of integrated appliances, including; Fridge/ freezer, dish washer and electric fan assisted oven. There is a central heating radiator, tiled flooring, spotlights to the ceiling and two UPVC double glazed windows to the front and side elevation.

Shower Room

A three piece suite comprising of a glazed shower cubicle with electric shower head over, low level W.C and wall-mounted wash hand basin with chrome taps over. The room is fully tiled to the walls and has an extractor fan.

Lounge/ Diner

A generously sized room with two central heating radiators, UPVC double glazed window to the rear elevation and glazed sliding doors leading to:

Conservatory

Being of UPVC pitched roof construction with brick base and having UPVC double glazed windows and a door providing access to the beautiful rear garden. There is a door to the side leading to the garage and tiled flooring.

First Floor Landing

Having loft hatch providing access to the loft and door leading to airing cupboard.

Bedroom One

Having UPVC double glazed window to the rear elevation, enjoying lovely views over the rear garden and open countryside, central heating radiator and fitted wardrobes.

Bedroom Two

Having UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Three

Having UPVC double glazed window to the rear elevation, enjoying lovely views over the rear garden and open countryside and central heating radiator.

Bedroom Four

Having UPVC double glazed window to the front elevation and central heating radiator.

Family Bathroom

A three piece suite comprising of a panelled bath with electric fed shower head over, chrome mixer tap and a glazed shower screen, low level W.C and wash hand basin with chrome mixer tap over built into vanity unit. The walls are fully tiled to the shower area and half-tiled for the rest, there is a UPVC double glazed obscured window to the side elevation, spotlights to the ceiling and a chrome heated towel rail.

Outside

To the front, the property is well set-back from the road with a tarmac driveway providing ample off-road parking and access to the garage. There is a gravelled fore-garden with shrubs and could be used for additional parking if required.

The rear garden is a particular highlight of the property, being fully enclosed and generous in size. There is a large paved patio area leading to a lawned area. Two paved pathways on either side of the garden lead down further to a vegetable patch, there is a timber shed, then an additional lawn area. The bottom of the garden has paved steps leading down to a shrubbed area with a timber gate to the rear.

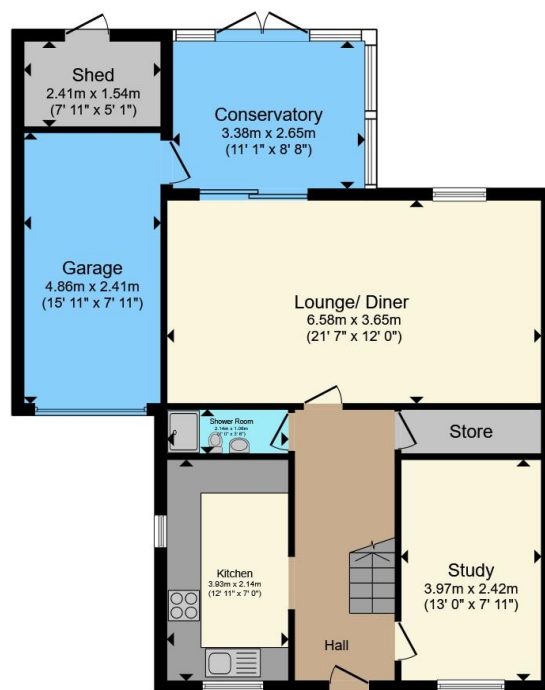
Garage

Accessed via an up an electric roller door, with light and power and side door leading to the conservatory.

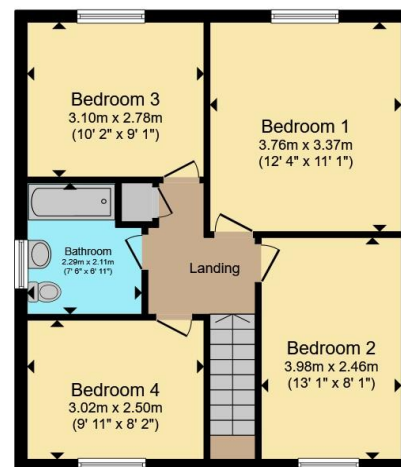








Ground Floor



First Floor

Total floor area 134.5 m² (1,448 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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1-3 Bridge Street
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EPC Rating: Awaited
Council Tax Band: D

Tenure: Freehold

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