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Home Farm Drive
Allestree, Derby
Guide Price £290,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



ECCLESBOURNE SCHOOL CATCHMENT - A most stylish, detached family home with superb open plan layout that includes a spacious lounge dining area with open plan access to a contemporary kitchen with range cooker. This property is set within this much sought after position close to local amenities and within a short walk of Allestree Park & Lake.

This property has been comprehensively upgraded and has been appointed with beautiful contemporary fittings throughout and in brief comprises: entrance hallway, downstairs wc, stylish living dining room with open plan kitchen with french doors to the rear garden. Upstairs the first floor landing leads to three well proportioned bedrooms and a contemporary bathroom.

Outside, the property has a full width block paved driveway with gated access to the side leading to delightful south facing landscaped rear garden with two composite decked seating areas, lawn and raised level planting beds.





The Detail

The property has been comprehensively upgraded and thoughtfully renovated throughout, the property offers a superb open-plan layout designed to maximise both space and natural light. Finished to an excellent standard with high-quality contemporary fittings and tasteful neutral décor, the accommodation is perfectly suited to modern lifestyles.

In brief, the accommodation comprises an inviting entrance hallway, a useful downstairs WC, and an impressive open-plan living and dining area that flows seamlessly into a stylish contemporary kitchen fitted with a range cooker and ample storage. French doors open directly onto the rear garden, creating an ideal setting for indoor-outdoor living, entertaining guests or relaxing with family.

To the first floor, the landing leads to three well-proportioned bedrooms, all beautifully presented, together with a contemporary family bathroom finished with modern fixtures and fittings.

Externally, the property continues to impress. To the front is a full-width block-paved driveway providing ample off-road parking, along with gated side access. The beautifully landscaped south-facing rear garden has been designed for low-maintenance enjoyment and features two composite decked seating areas, a well-kept lawn and attractive raised planting beds, offering a private and tranquil outdoor retreat.

Perfectly positioned for excellent schools, parks, amenities and transport links, this outstanding turnkey home represents a rare opportunity to acquire a stylish and spacious family property in one of Allestree's most desirable residential locations.





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The Location

Allestree is a highly sought-after suburb of Derby, known for its excellent amenities and green spaces. The property is within the catchment area for the well-regarded Ecclesbourne School, making it an ideal choice for families.

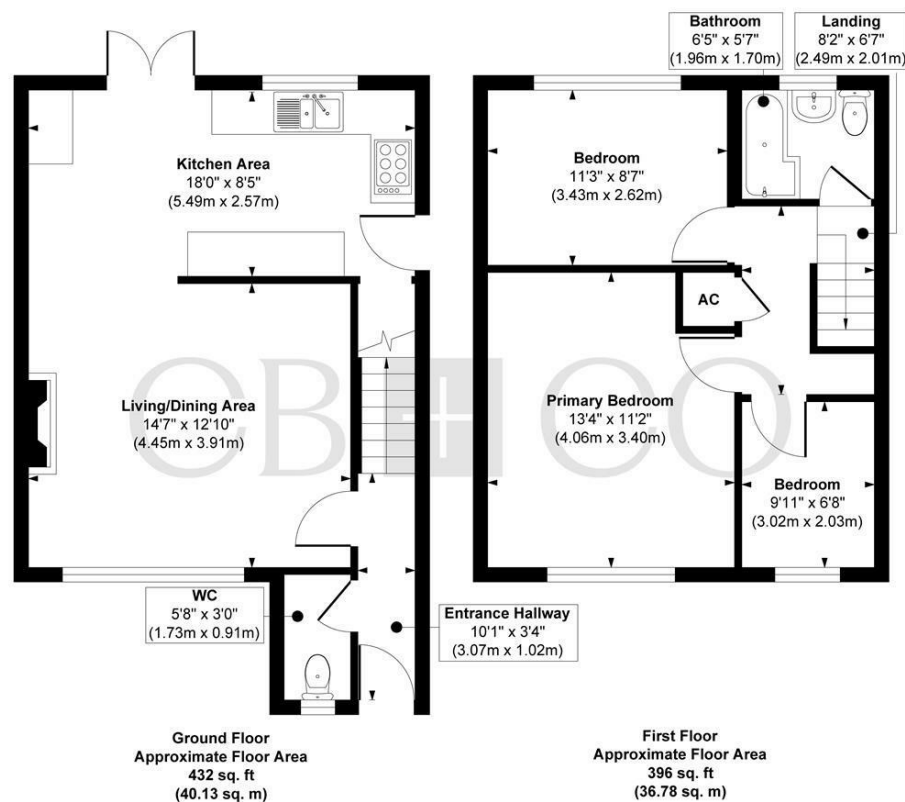
Allestree Park, one of Derby's largest open spaces, is nearby, providing scenic walking trails, woodlands, and a golf course. The area benefits from a range of local shops, supermarkets, and independent cafes, while Derby city centre is just a short drive away, offering further shopping, dining, and leisure options. Transport links are excellent, with easy access to the A38 and A52, connecting to the M1 and surrounding towns and cities. Regular bus services run through the area, adding to the overall convenience.







Home Farm Drive, Allestree, Derby



Approx. Gross Internal Floor Area 828 sq. ft / 76.91 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



The Particulars

- Beautifully Presented & Much Improved Detached Family Home
- Ecclesbourne School Catchment Area
- Superb Open Plan Layout - Stylish Presentation & Contemporary Fittings
- Entrance Hallway & Downstairs WC
- Stylish Living Dining Room with Open Access to Contemporary Kitchen
- Three Bedrooms & Modern Contemporary Bathroom
- Driveway & Delightful South Facing Landscaped Rear Garden
- Close to Allestree Park & Darley Abbey
- Short Drive to Commuter Links
- Excellent Local Amenities Nearby in Allestree, Duffield & Little Eaton

Size

Approx 828.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

D

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Let's *Talk*

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