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Welbeck Grove
Allestree, Derby
£265,000



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



NO CHAIN – An extended traditional bay-fronted semi-detached home, set in this quiet cul-de-sac location off Blenheim Drive close to excellent local shops and amenities on Blenheim Parade and also located just a short walking distance away from the noted Woodlands School.

This property offers exciting potential offering scope to improve and personalise but currently has been presented to a tasteful neutral theme. The property offers an entrance hallway, spacious dual aspect lounge dining room with bay window to the front and patio doors giving access to the rear garden. There is also a well appointed extended kitchen. Upstairs there are three bedrooms and a well appointed shower room,

Outside, there is a full-width block-paved driveway, detached brick-built single garage. There is also a delightful landscaped south west facing rear garden.





The Detail

Set in a peaceful residential spot, this well-kept three-bedroom semi offers a practical layout with scope for updating.

The hallway includes two obscure glazed windows and a useful understairs cupboard. The spacious lounge-dining room features a stone fireplace with electric coal-effect fire and slate hearth, along with sliding patio doors to the garden and bay window to the front.

The extended kitchen is fitted with cream shaker-style units, granite-effect worktops, and stainless steel appliances including an electric oven, halogen hob, and extractor. There's space for a washing machine and a wall-mounted combi boiler.

Upstairs are three bedrooms—two with bay windows—and a shower room with white suite, walk-in shower and Mira electric unit. Loft access and airing cupboard are located on the landing.

Outside, the block-paved driveway leads to timber gates and a detached brick garage. The rear garden includes a shaped lawn, paved patio, greenhouse and planted borders, enclosed by fencing and a stone wall.







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The Location

Set within a quiet corner of Allestree, the property enjoys close proximity to a wide range of everyday conveniences. Blenheim Parade is just a short walk away, offering a mix of independent shops, cafés, and a local Co-op and Tesco convenience stores for groceries. There are also a wider range of local shops and amenities and the local Park Farm Centre.

Allestree Park and the nearby Markeaton Park provide expansive green space, woodland trails, play areas, and a café—ideal for families, dog walkers and anyone who enjoys time outdoors.

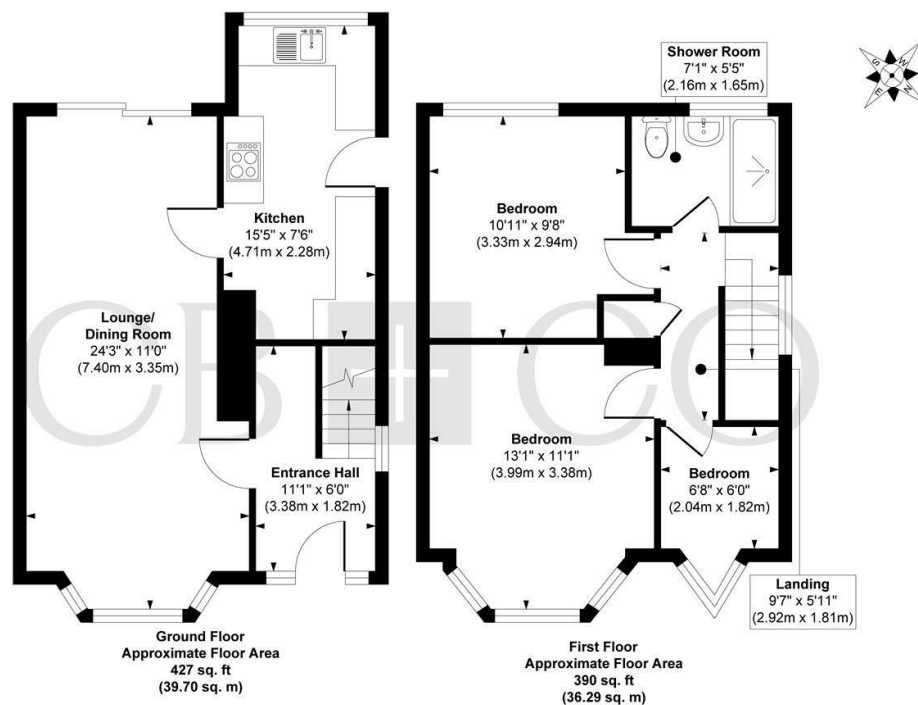
For those into sport and fitness, Woodlands Tennis Club and Kedleston Park Golf Club are both easily accessible. The property also sits within the catchment for well-regarded schools, including Woodlands School, making it a strong choice for families looking to settle in a well-established and well-served area.







Welbeck Grove, Allestree, Derby



Approx. Gross Internal Floor Area 817 sq. ft / 75.99 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Particulars

- Extended Bay Fronted Semi-Detached Home
- Ideal family Home - Woodlands School Catchment Area
- Exciting Potential - Neutral Presentation
- Entrance Hallway, Spacious Lounge Dining Room & Extended Kitchen
- Three Bedrooms & Modern Shower Room
- Block Paved Driveway & Detached Single Garage
- Landscaped South West Facing Rear Garden
- Close to Excellent Local Shops & Amenities
- Close to Open Countryside, Markeaton Park & Allestree Parks
- No Chain Involved

Size

Approx 817.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

C

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Let's *Talk*

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