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Kedleston Road
Allestree, Derby
£625,000



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



STUNNING EXTENDED OPEN PLAN LIVING KITCHEN - An attractive extended four-bedroom detached home featuring a stunning open-plan kitchen, dining and living space with stylish fitted units, a central dining island, and bi-folding doors opening onto a generous, mature landscaped garden. The property occupies a highly desirable position set back from Kedleston Road and is located within a short walk of Markeaton Park and surrounding open countryside.

Presented to a stylish standard, the accommodation comprises an entrance hallway, a lounge with log burner, family room, downstairs WC, utility room, and the impressive extended open-plan living/dining kitchen. Upstairs, the first-floor landing provides access to four well-proportioned bedrooms, family bathroom, and a separate shower room.

Outside, the property is set back behind a mature front garden and a generous driveway providing ample off-road parking. Gated side access leads to an extensive, mature rear garden featuring a spacious porcelain-paved patio with steps leading up to well-maintained landscaped gardens with lawn and planted beds. There is also a large timber-framed shed/store.





The Detail

The accommodation begins with an entrance porch with a built-in coats cupboard, opening into a welcoming hallway with staircase to the first floor, further storage, convenient downstairs wc and access to the lounge, family room and the living dining kitchen.

To the front are two elegant reception rooms: a superb bay-fronted living room with bespoke fitted cupboards, shelving and a recess for a cast-iron log burner, and a versatile family room/snug, both featuring plantation shutters.

The heart of the home is the impressive open-plan living, dining and kitchen space, fitted with a stylish Wren kitchen comprising dark blue panelled units, quartz work surfaces, a central island and a range of integrated Bosch appliances. A striking glass lantern and aluminium bi-folding doors flood the space with natural light and provide seamless access to the garden. A separate utility room offers additional storage, appliance space and external access.

Upstairs are four well-proportioned bedrooms, modern family bathroom and a separate shower room. The spacious primary bedroom benefits from fitted wardrobes and views towards the Kedleston Estate.

Set back from the road this attractive and beautifully presented home benefits from a generous tarmac driveway providing off-road parking for up to four vehicles, along with an additional gravelled turning and parking area.

The front garden is mainly laid to lawn, complemented by established planting borders, while gated side access leads conveniently to the rear garden.

To the rear, the property enjoys a beautifully landscaped and fully enclosed mature garden. A generous porcelain-paved patio provides the perfect space for outdoor dining and entertaining, with steps leading up to shaped lawns surrounded by well-stocked planting borders. At the top of the garden sits a substantial timber-framed shed/store, offering excellent additional storage.





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The Location

Allestree is one of Derby's most sought-after residential suburbs, located approximately three miles north of the city centre. The area is well regarded for its blend of green surroundings, excellent amenities, and convenient access to major transport routes. The popular Park Farm Shopping Centre offers a wide range of everyday conveniences including supermarkets, cafés, independent shops, and services, while the nearby A38 and A50 provide fast connections to the M1 motorway and surrounding areas.

The location is ideal for professionals and families alike, being within easy reach of the University of Derby, Rolls-Royce, Royal Derby Hospital, and Toyota.

For leisure and recreation, Allestree offers an abundance of green space and sports facilities. The stunning Allestree Park and Nature Reserve is right on the doorstep, featuring woodland walks, open parkland, and an 18-hole golf course at Kedleston Golf Club just a few minutes' drive away. Residents can also enjoy Woodlands Tennis Club, Markeaton Park with its additional courts and play areas, and modern gym facilities at both Park Farm Centre and the University of Derby.

Families are particularly drawn to Allestree for its highly regarded schools, including Woodlands Secondary School and several well regarded local Primary Schools.







The Particulars

- Superb Extended Detached Family Home
- Stylish Presentation & Beautifully Upgraded
- Highly Sought after Position - On the Edge of Allestree
- Entrance Hall, WC, Utility Room, Lounge & Family Room
- Stunning Open Plan Kitchen Extension with Dining Island & Bi-Folding Doors
- Four Bedrooms, Bathroom & Shower Room
- Generous Plot - Set Back in Elevated Position with Large Driveway
- Extensive Mature Rear Garden - Paved Patio, Landscaped Gardens & Large Timber Store
- Close to Quarndon & Kedleston Hall and Estate
- Woodlands School Catchment Area

Size

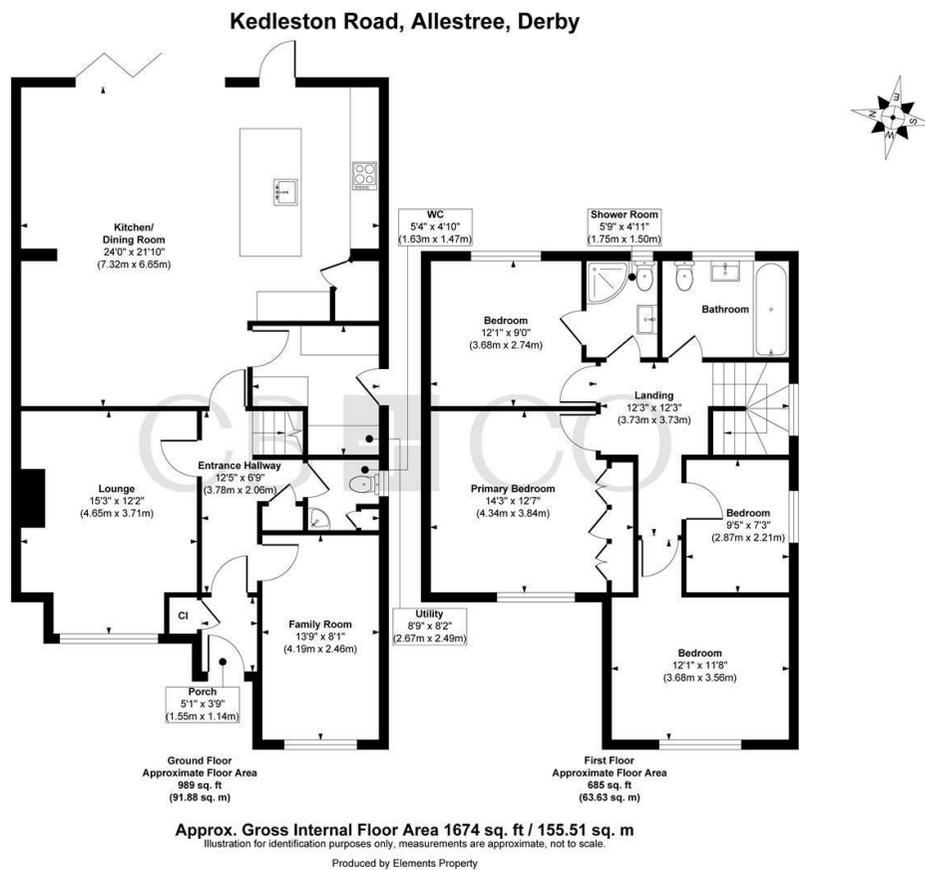
Approx 1674.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

E



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