

WEST BANK ROAD, ALLESTREE, DERBY

PRICE £420,000

3 BEDROOM | 1 BATHROOM | 2 RECEPTION



WELCOME TO WEST BANK ROAD

SUPERB EXTENDED FAMILY HOME BACKING ONTO ALLESTREE PARK – This impressive extended three-bedroom semi-detached property offers a wonderful blend of period character, generous living accommodation and modern family practicality. Thoughtfully presented throughout, the home retains many attractive original features while providing a versatile layout ideally suited to contemporary living.

The ground floor offers three separate reception spaces alongside a substantial kitchen/dining/living room, creating an exceptional amount of space for both everyday family life and entertaining. Character details including decorative wall panelling, stained glass, traditional fireplaces and a feature bow window add warmth and individuality throughout.

Upstairs are two particularly spacious double bedrooms, a further single bedroom and a beautifully appointed traditional-style bathroom. Outside, the property continues to impress with a large multi-level rear garden offering several distinct areas for relaxing and entertaining.

A major attraction is the private gate from the garden providing direct access onto the adjoining park, where beautiful open views create a wonderful backdrop and provide an enviable connection to green space.

THE DETAIL

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Approached via a resin driveway providing parking for three vehicles, the property opens into a welcoming hallway featuring a traditional-style composite entrance door, patterned grey and white tiled flooring and decorative panelling extending along the walls and staircase. A useful downstairs WC is discreetly positioned beneath the stairs.
The front lounge features a characterful bow window and a brick-built fireplace housing a log burner-style gas fire. The second reception room has exposed wooden floorboards, an electric log burner, two fitted cupboards and a high dado rail, with a door leading through to the office. The office has wooden flooring, decorative panelling and direct access to the garden.
At the heart of the home is the impressive kitchen/dining/living space, finished with Karndean flooring and providing excellent flexibility. The kitchen incorporates an integrated dishwasher and a substantial new Smeg gas and electric oven with seven-ring gas hob, while there is space for an American-style fridge freezer. Velux windows bring additional natural light to the living section, with patio doors opening directly onto the garden and ample room for a large dining table. A separate utility room provides space for a washing machine, worktop and cupboard storage, houses the boiler and has external access to the driveway.
Upstairs, the staircase features a carpet runner with brushed gold metal rods, leading to a landing with an original stained glass window and loft access. There are two large double bedrooms, with the rear bedroom particularly generous in size and overlooking the garden. The front bedroom features a bow window and traditional open tiled fireplace, while bedroom three is a single room with decorative wall panelling. The bathroom has traditional patterned tiling, a freestanding bath with decorative black feet, mains shower over, wash basin, WC and traditional-style heated towel rail.
Outside, the large multi-level rear garden provides artificial lawn with planted borders to the upper level, a further lawned section, stone seating area and shed. Side access is provided via wooden gates. The standout feature is the private garden gate opening directly onto the park, with beautiful open views beyond.
The property is ideally positioned for enjoying the surrounding green space, with direct access from the rear garden onto the park providing an exceptional everyday lifestyle benefit. The wider area offers convenient access to local amenities, schools, shops and transport links, while Derby city centre and surrounding areas are readily accessible. The combination of established surroundings, generous accommodation and immediate access to open parkland makes this a particularly appealing setting for family living.

AML Verification
In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

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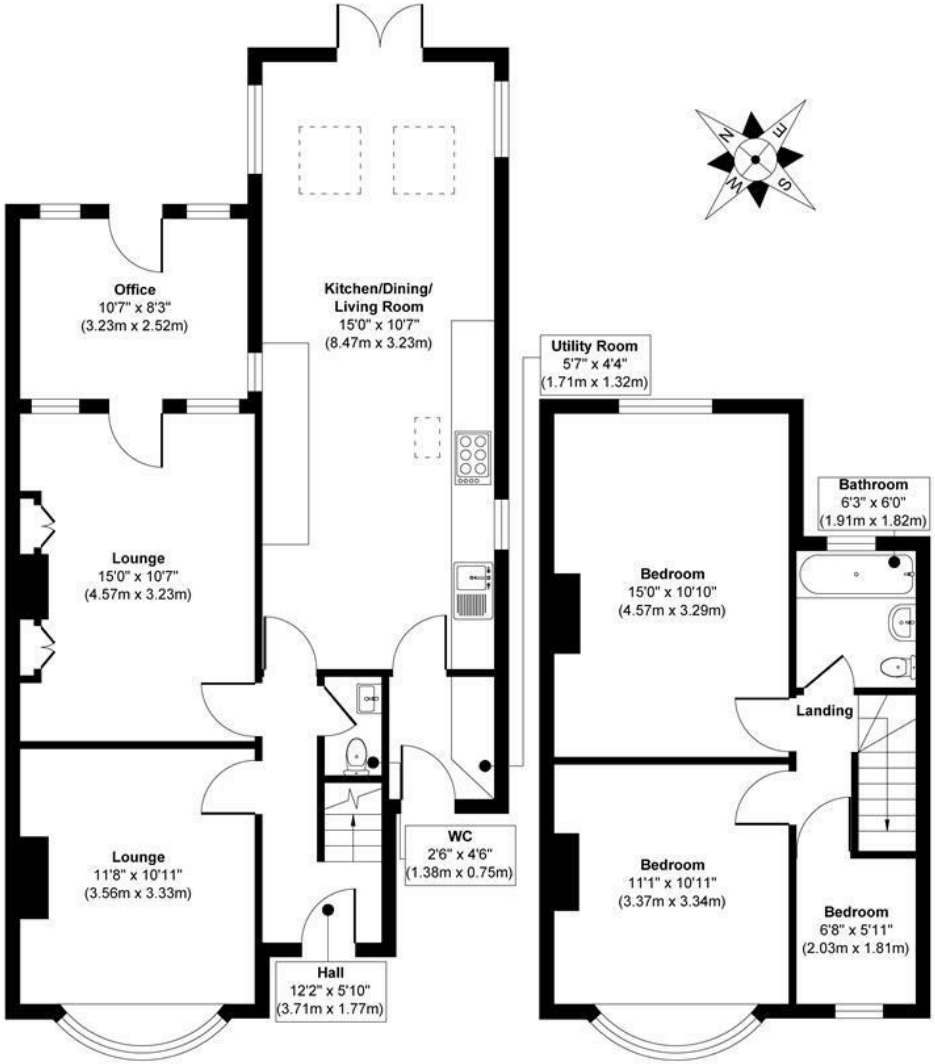



TOYS




Swift-Scape

West Bank Road



Ground Floor
Approximate Floor Area
802 sq. ft
(74.51 sq. m)

First Floor
Approximate Floor Area
421 sq. ft
(39.12 sq. m)

Approx. Gross Internal Floor Area 1223 sq. ft / 113.63 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

1223.00 sq ft

EPC RATING

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COUNCIL TAX BAND

C

- Beautifully Presented 1930s/40s Extended Three Bedroom Semi-Detached Home.
- Exceptional Three Reception Rooms Plus Large Kitchen Dining Living Space
- Large Kitchen Dining Living Room With Velux Windows And Patio Doors
- Separate Utility Room With Driveway Access
- Traditional Style Family Bathroom With Freestanding Bath
- Beautifully Presented Throughout With Decorative Panelling
- Substantial New Smeg Oven With Seven-Ring Gas Hob
- Original Stained Glass Window And Traditional Period Features
- Resin Driveway Providing Parking For Three Vehicles
- Large Multi-Level Rear Garden With Direct Private Access Onto The Park

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

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