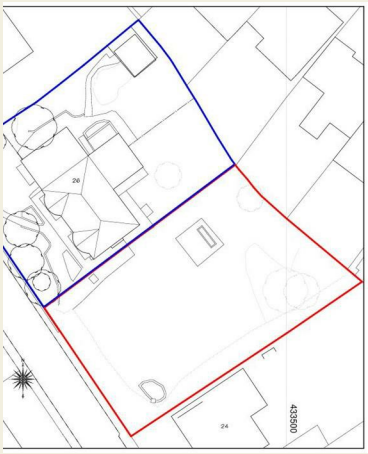
Fletcher & Company

26 Scarsdale Avenue, Allestree, Derby, DE22 2JZ

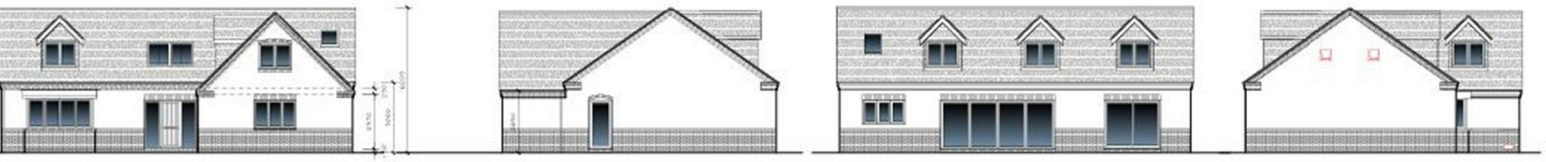
£550,000
Freehold



- A Rare Opportunity
- Traditional Detached House Requiring Modernisation
- Sold with Planning Consent for the Erection of a Four Bedroom, Detached Home Adjacent
- Development Opportunity
- Sought-After Residential Location
- Potential to Add Value to Existing Home
- Opportunity to Build Fabulous New Dwelling
- Quiet Cul-de-Sac Location
- Easy Access to a Fabulous Range of Amenities
- Viewing Recommended





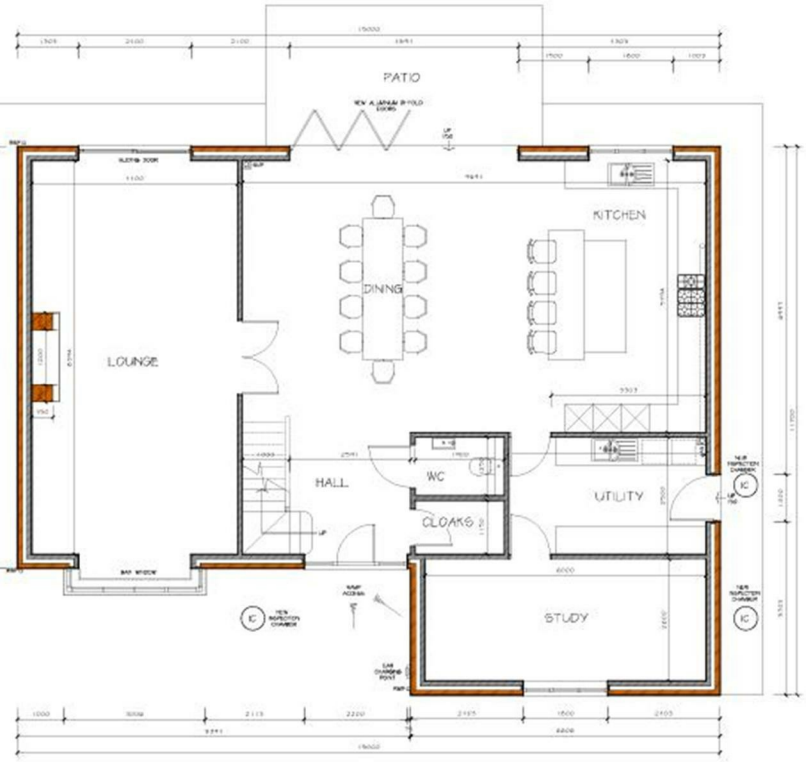


PROPOSED FRONT (S) ELEVATION
1:100

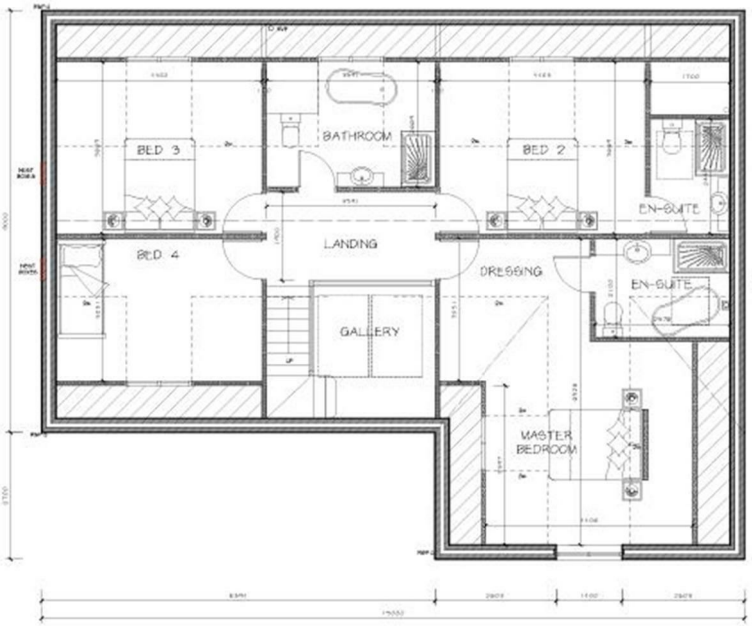
PROPOSED SIDE (E) ELEVATION
1:100

PROPOSED REAR (N) ELEVATION
1:100

PROPOSED SIDE (W) ELEVATION
1:100



PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50

Summary

This is a traditional 1930s built, four bedroom detached residence requiring upgrading and modernisation. Sold with the benefit of a building plot adjacent for the erection of an impressive, four bedroom, detached new residence.

This a rare opportunity to acquire a home located in a highly desirable residential location, requiring upgrading with potential to add value. In addition to this the purchaser would be acquiring the adjacent plot for the erection of a new home.

The existing home comprises entrance hall, spacious lounge, dining room, kitchen, rear lean to/sun room With utility and WC. The first floor accommodation leads to four bedrooms, bathroom and separate WC. The existing property would still benefit from a good sized rear garden and parking in front of the garage.

The proposed new home will comprise entrance hall, cloak cupboard, fitted guest cloakroom, spacious lounge, open plan dining kitchen, study and utility. The first floor would benefit from a principal bedroom, dressing area, en-suite bathroom, second bedroom with en-suite shower room, two further bedrooms and a bathroom. This too, would have a good sized garden to the rear.

The Location

The property’s location on this quiet cul-de-sac in Allestree offers easy access to a fabulous range of amenities including Park Farm shopping centre, facilities at Blenheim Parade as well as being close to Woodlands secondary school and Portway and Lawn primary schools. There is easy access to Derby City centre and major employers in the county. Locally there is a great selection of amenities including Markeaton Park with children's play area, Woodlands Tennis Club and easy access to Darley Park.

Accommodation

Ground Floor

Entrance Hall

15'9" x 4'11" (4.82 x 1.51)

A panelled and glazed door leads to hallway with central heating radiator and staircase to first floor.

Lounge

19'0" x 12'2" (5.81 x 3.73)

With feature fireplace, bow bay window to front and door to side.





Dining Room
13'3" x 11'5" (4.04 x 3.50)
With feature fireplace and bow bay window to front.



Kitchen
11'2" x 7'10" (3.42 x 2.40)
Comprising granite effect worktops, inset stainless steel sink unit, fitted base cupboards and drawers, inset four plate gas hob, built-in oven, appliance space for washing machine and dishwasher, pantry and window and door to rear.



Sun Room
13'2" x 8'11" (4.02 x 2.72)
A timber framed construction in need of repair with two doors to garden, door to WC and separate door to utility/storage.



First Floor Landing
10'7" x 4'10" (3.25 x 1.49)
With window to rear.

Bedroom One
12'3" x 11'5" (3.74 x 3.49)
With central heating radiator, window to side with views towards Park Farm and bow bay window to front.



Bedroom Two
13'3" x 10'2" (4.04 x 3.12)
Having a central heating radiator and bay window to front.



Bedroom Three
12'3" x 7'4" (3.74 x 2.26)
With central heating radiator and windows to rear and side.

Bedroom Four
8'2" x 6'4" (2.49 x 1.94)
Having a central heating radiator and window to front.

Bathroom
8'0" x 5'10" (2.44 x 1.80)
Appointed with a sink, bath with shower over, central heating radiator, boiler and window to rear.



Separate WC
4'0" x 3'6" (1.23 x 1.07)
Appointed with a WC and window to rear.

Outside

The property benefits from off-road parking and a garage to the front. There is a good sized rear garden.

The new build property would sit to the right of the existing property and the ground floor would comprise hall, cloakroom, WC, open plan dining kitchen with bifold doors, lounge, study and utility. The first floor would consist of a principal bedroom with en-suite bathroom, a second bedroom with en-suite shower room, two further bedrooms and a bathroom. The garden would lie to the rear of the property and would be a good size for this home.

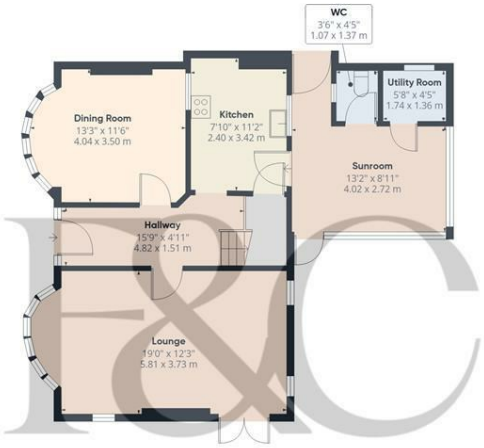




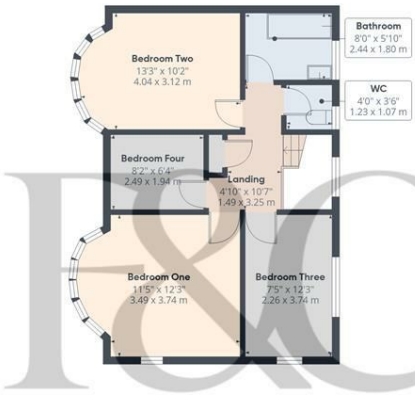


Council Tax Band E

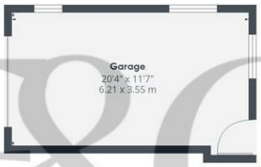




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1556 ft²

144.6 m²

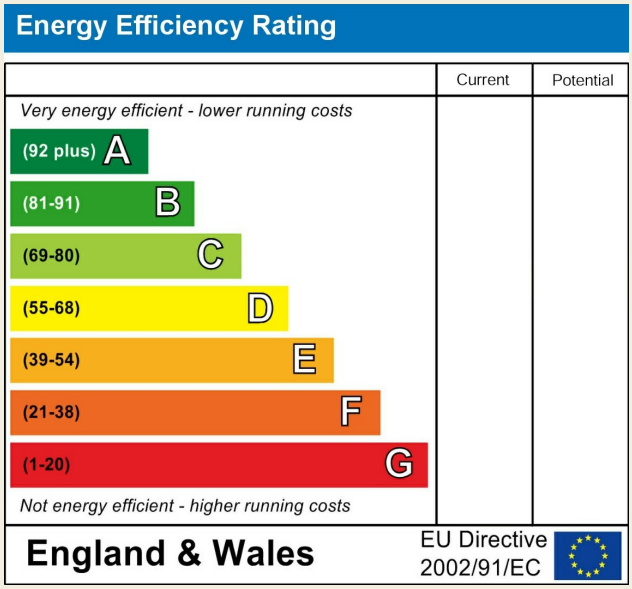
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Duffield Office
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office
15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office
3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Nottingham Office
2 Broadway
The Birkin Building
Lace Market
Nottingham
NG1 1PS

01158 222244
nottingham@fletcherandcompany.co.uk

Building Plot
26 Scarsdale Avenue
Allestree
Derby
DE22 2JZ

Council Tax Band: E
Tenure: Freehold