

5 Bed House - Detached

Allestree Firs Woodlands
Road
Allestree
Derby
DE22 2HU

Price £970,000

Fletcher
& Company

Allestree Firs Woodlands Road
Derby
DE22 2HH

5 3 4 A

• Spacious Three-Storey Family Detached Home - 10 Year Warranty • Lounge & Second Floor Snug • Kitchen/Diner with Open Plan Living Room • Five Bedrooms • Three En-suites & Family Bathroom • Landscaped Gardens • Block Paved Driveway & Double Garage • Exclusive Cul-de-Sac Location Close to Allestree Park • Quick access to Duffield, Quarndon & Kedleston Golf Club • Assisted Move/Part Exchange Consider/Incentives - Ask For Details

The Balsam is a spacious five-bedroom family home set over three floors, designed with a practical and flowing layout. At its centre is a large open-plan kitchen, dining and living area with direct garden access, complemented by a separate front lounge for quieter relaxation. The upper floors offer five well-proportioned bedrooms, including a principal suite with dressing room and en-suite, plus two additional en-suite bedrooms and a family bathroom. The top floor features a private bedroom suite with a snug area and en-suite, which an attached double garage and thoughtful design complete this stylish and functional family home

Built by Casamia Homes. Assisted Move/Part Exchange Consider - Ask For Details

Allestree is a very popular residential suburb of Derby, approximately 3 miles from the city centre and provides an excellent range of local amenities including the noted Park Farm shopping centre and bus services. Local recreational facilities include Woodlands Tennis Club, Allestree Park and Markeaton Park together with Kedleston Golf Course. Transport links are close by and fast access onto the A6, A38, A50 linking to the M1 motorway. The location is convenient for Rolls Royce, Derby University, Royal Derby Hospital and Toyota.

The Firs is located within the catchment area for the highly regarded Allestree Woodlands School, long respected for its academic standards and strong local reputation. For primary education, the development falls within the catchment for Portway Infant and Junior Schools, making this an ideal setting for families seeking a well-placed home within one of Allestree's most established residential areas.

For private education, some of the region's most established institutions are within easy reach: The Old Vicarage Preparatory School, Derby Grammar School, Derby















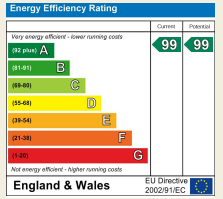
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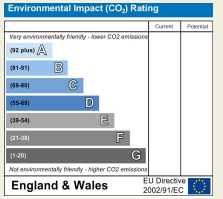
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