

Lambley Drive, Allestree, Derbyshire, DE22 2TH  
£430,000





\*\*\*\* FOUR BEDROOMS &  
THREE RECEPTION ROOMS

\*\*\*\* Executive detached  
family home offering a hall,  
guest cloakroom, lounge  
and dining room, study,  
kitchen and a utility room.  
Four bedrooms, en suite and  
a bathroom. Drive and  
double garage, enclosed  
rear garden.



## HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

## CLOAKROOM

Low flush wc and wash hand basin.

## LOUNGE

Two windows, radiator and double door to -

## DINING ROOM

Patio doors onto the garden, radiator and door to -

## KITCHEN

Fitted units with work surfaces and a sink and drainer unit. Window and radiator.

## UTILITY ROOM

Appliance space, work surface and door to the garden.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Wardrobes, radiator and window,

## EN SUITE

Shower, wash hand basin, radiator low flush wc and window.

## BEDROOM 2

Window and radiator.

## BEDROOM 3

Window and radiator.



## BEDROOM 4

Window and radiator.

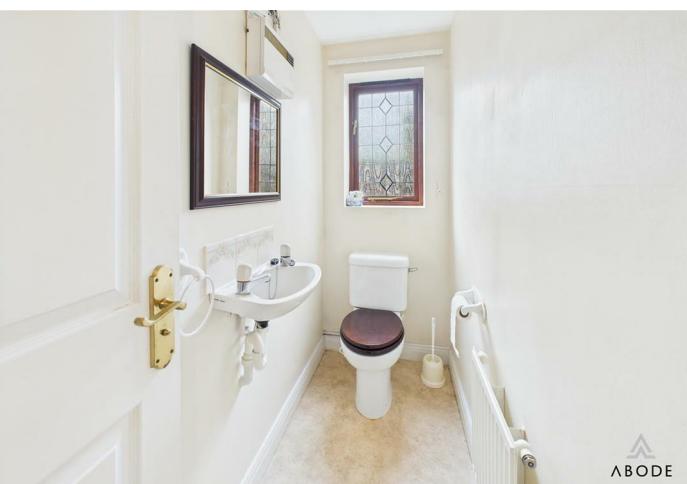
## BATHROOM

Bath, low flush wc, wash hand basin, radiator and window.

## OUTSIDE

Drive and double garage. Gated access to the rear garden with lawn and patio.









### Dining Room

2.64 x 3.24 m  
8'8" x 10'7"

### Kitchen

2.66 x 4.16 m  
8'8" x 13'7"

### Lounge

4.54 x 3.25 m  
14'10" x 10'7"

### Hallway

3.65 x 1.83 m  
11'11" x 6'0"

### Study

1.90 x 2.20 m  
6'2" x 7'2"

**Utility**  
1.43 x 2.20 m  
4'8" x 7'2"

### WC

0.90 x 2.20 m  
2'11" x 7'2"

Approximate total area<sup>(1)</sup>

51.1 m<sup>2</sup>  
551 ft<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>  
5 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

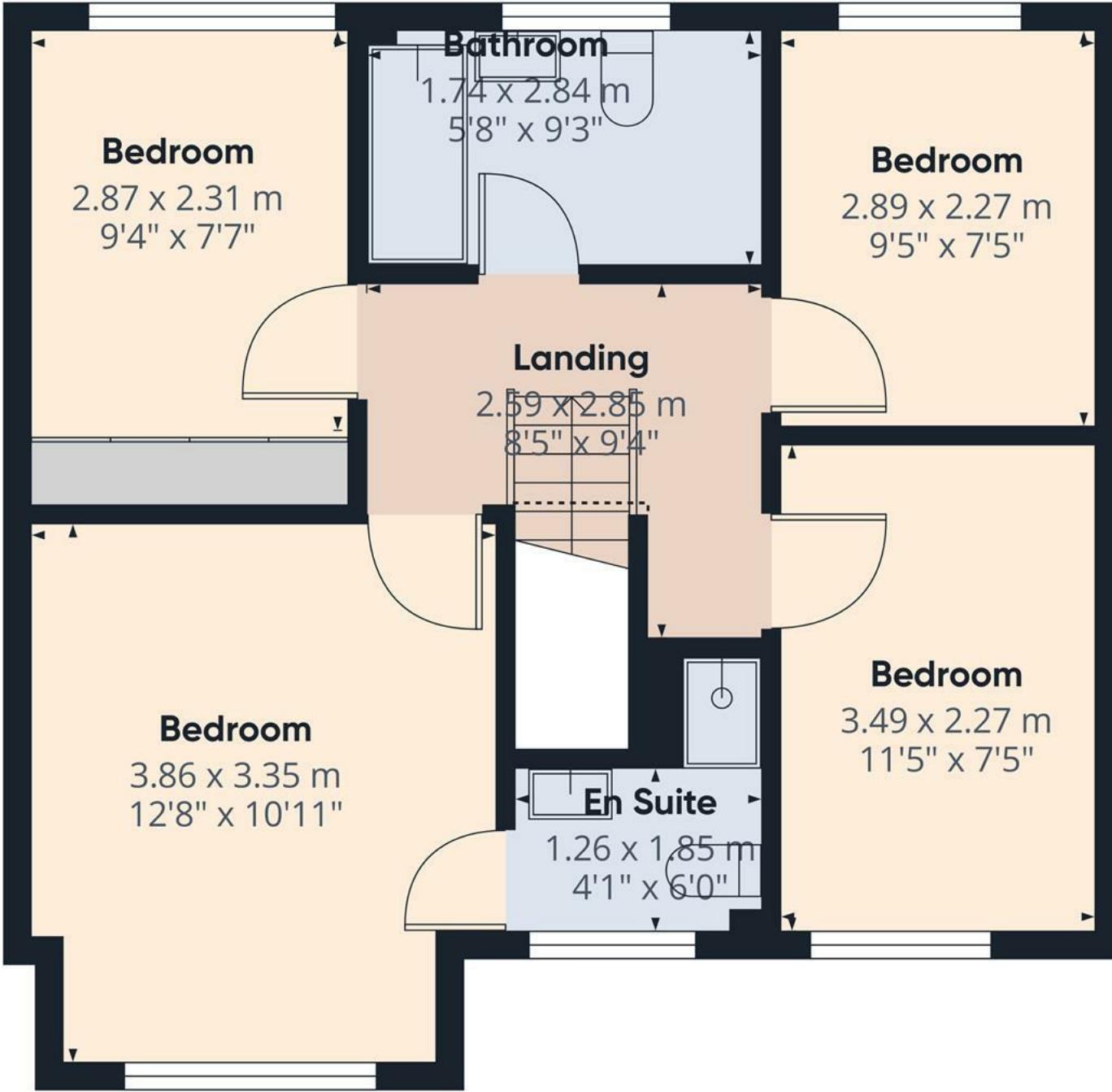
..... Below 1.5 m/5 ft

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

GIRAFFE360

N  
S  
W

Floor 0



Approximate total area<sup>(1)</sup>

47.8 m<sup>2</sup>  
515 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

Floor 1

