



Crayford Road  
Alvaston Derby



Crayford Road  
Alvaston Derby DE24 0HL

for sale offers in the region of  
**£200,000**



### Property Description

Hall and Benson are pleased to present this well sized three bedroom semi-detached property in the sought after location of Alvaston. Crayford Road is in close proximity to a wide variety of local amenities such as , shops schools , bus routes and good road links. In brief the property comprises of an entrance hallway , lounge diner and kitchen. To the first floor are three well proportioned bedrooms and a family bathroom. Outside there is off road parking and a private and secure rear garden. The property needs to be viewed to truly appreciate what the accommodation has to offer.

### Ground Floor

#### Entrance Hall

Accessed via UPVC front elevation door leading into the hallway with stairs to the first floor, window to the front elevation and doors off to:-

#### Lounge/ Diner

17' 1" x 13' 7" ( 5.21m x 4.14m )

Having wood effect laminate flooring, feature gas fireplace with surround, a radiator, double glazed window to the front and double glazed patio doors to the rear with windows to either side.

#### Kitchen

10' 3" x 10' ( 3.12m x 3.05m )

Having matching wall and base units with

work surfaces over, inset stainless steel sink and drainer with mixer tap over, space and plumbing for a washing machine, integrated electric oven with gas hob ad extractor over, partly tiled walls, vinyl flooring, double glazed window to the rear, door to storage cupboard and door to the side leading to the rear garden.

### Downstairs W.C

Having W.C and double glazed window to the front.

## First Floor Landing

Having double glazed window to the front and doors off the bedrooms and bathroom.

### Bedroom One

13' 7" x 9' 9" ( 4.14m x 2.97m )

Having double glazed window to the rear and a radiator.

### Bedroom Two

12' 1" x 9' 9" ( 3.68m x 2.97m )

Having double glazed window to the rear and a radiator.

### Bedroom Three

10' 1" x 6' 9" ( 3.07m x 2.06m )

Having double glazed window to the front and a radiator.

## Bathroom

Having bath with shower over and glazed shower screen, pedestal wash hand basin, tiled walls, vinyl flooring and double glazed windows to the front and side.

## Outside

### Front

To the front of the property is a large driveway providing ample off road parking with gated side access to the rear.

### Rear

To the rear the garden is mainly laid to lawn with a paved patio area, brick built outbuilding and enclosed by fencing,















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Hall & Benson on

**T 01332 555 945**  
**E [allestree@hallandbenson.co.uk](mailto:allestree@hallandbenson.co.uk)**

E7 Park Farm Centre Park Farm Drive  
 DERBY DE22 2QQ

EPC Rating: C    Council Tax  
 Band: A

**view this property online** [hallandbenson.co.uk/Property/ATR102290](http://hallandbenson.co.uk/Property/ATR102290)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at** [www.hallandbenson.co.uk](http://www.hallandbenson.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: ATR102290 - 0014