



## Viewings Strictly By Appointment Only

### View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

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Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

13 Tiber Close, Alvaston, DE24 0TQ | **O.I.R.O £245,000 (Freehold)**

**\*BRAND NEW KITCHEN\*** Beautifully presented, four bedroom, detached family residence which has been modernised and updated by the current owner throughout and is positioned in a quiet cul-de-sac. With a brand new kitchen, larger than average conservatory, and low maintenance garden this is one not to be missed!!

- NEW TO THE MARKET
- SPACIOUS FAMILY HOME
- EXTENSIVE CONSERVATORY
- LOW MAINTENANCE GARDEN
- RECENTLY RELAID DRIVEWAY



We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of £175 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

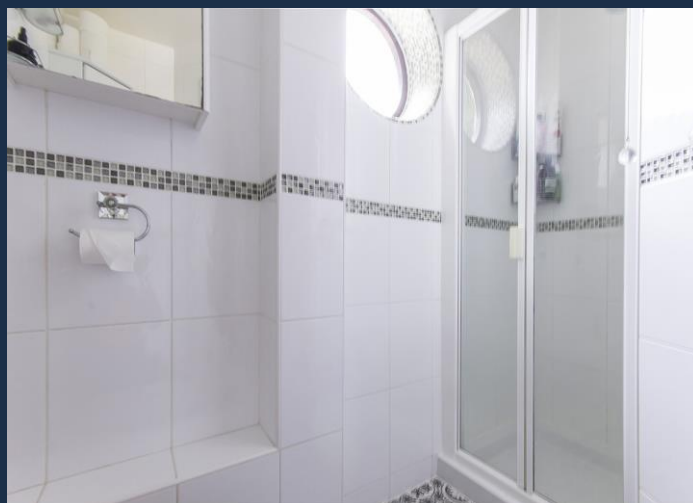
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## Full Description

**\*BRAND NEW KITCHEN\*** Beautifully presented, four bedroom, detached family residence which has been modernised and updated by the current owner throughout and is positioned in a quiet cul-de-sac. With a brand new kitchen, larger than average conservatory, and low maintenance garden this is one not to be missed!!

Benefiting from double glazing throughout and gas central heating the accommodation in brief comprises; reception hall, spacious living room, dining room opening through with bifold doors to the conservatory, newly fitted, high specification kitchen, utility room and W.C. To the first floor are four bedrooms, the master with en-suite and a modern family bathroom with three piece suite. Outside, to the front is a block paved driveway providing off road parking for several cars and side gated access to the rear and carport.

The garden is low maintenance with patio and gravelled areas, three sheds and an enclosed car port area to the side.

The property lies within a popular and established residential location close to Alvaston and its amenities including shops, schools, transport links together with easy access for Derby City Centre and road links to the A50 leading to the M1 motorway and Nottingham East Midlands Airport. Early viewing recommended.

## Measurements & Details

**Kitchen:** 16' 3" x 9' 10" (4.95m x 2.99m)

**Living Room:** 13' 7" x 10' 3" (4.14m x 3.12m)

**Dining Room:** 10' 1" x 13' 11" (3.07m x 4.24m)

**Conservatory:** 14' 1" x 14' 2" (4.29m x 4.31m)

**Utility:** 6' 6" x 6' 1" (1.98m x 1.85m)

**W.C:** 9' 0" x 6' 4" (2.74m x 1.93m)

**Bedroom 1:** 13' 3" x 9' 3" (4.04m x 2.82m)

**Ensuite:** 6' 0" x 7' 7" (1.83m x 2.31m)

**Bedroom 2:** 13' 3" x 10' 0" (4.04m x 3.05m)

**Bedroom 3:** 9' 3" x 7' 2" (2.82m x 2.18m)

**Bedroom 4:** 6' 2" x 9' 3" (1.88m x 2.82m)

**Bathroom:** 5' 6" x 6' 1" (1.68m x 1.85m)

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*A Moving Experience*

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