

# Fletcher & Company

17 Beech Gardens, Alvaston, Derby, DE24 0EB

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Price £255,000

Freehold

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- Most Impressive Three Bedroom Semi-Detached Residence
- Superb Quiet Cul-de-sac Location
- Driveway with Electric Gates
- Stylish Low Maintenance Garden with Large Outbuilding/Home Office/Gym
- Entrance Hall, Fitted Guest Cloakroom
- Lounge to Front
- Fabulous Open Plan Dining Kitchen
- Three First Floor Bedrooms & Well Appointed Bathroom





## Summary

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\*\*Due to the level of interest we have received in this property we are inviting best and final offers in writing by 12pm on Tuesday 5th March to [annette@fletcherandcompany.co.uk](mailto:annette@fletcherandcompany.co.uk)\*\*

Most impressive and stylish three bedroom semi-detached residence occupying a very quiet cul-de-sac location in sought-after Alvaston.

This is a fabulous opportunity to acquire a greatly improved semi-detached residence occupying a quiet cul-de-sac location in Alvaston. The property is uPVC double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge to the front and a fabulous open plan dining kitchen to the rear. The first floor landing leads to three bedrooms and a well appointed bathroom.

To the front of the property is a driveway with electric gates and to the rear is a very stylish, low maintenance garden featuring patio/terrace with a firepit and artificial lawn as well as a large outbuilding with power and lighting, ideal for use as a home office/gym.

# F&C

## The Location

The property's location is close to the centre of Alvaston with its excellent range of facilities and shops with primary and secondary schooling within close proximity along with easy access onto Raynesway, the A52 and A50 as well as Derby City Centre.

## Accommodation

### Ground Floor

#### Entrance Hall

14'0" x 5'11" (4.27 x 1.81)

Composite entrance door with sealed unit double glazed inset and surrounds provides access into the entrance hall with feature tiled floor covering, panelled staircase with stylish glass and wooden balustrade leading to the first floor, inset ceiling spotlighting, panelled door to the fitted guest cloakroom and stylish glazed doors to the living room and fabulous open plan living/dining/kitchen.



#### Fitted Guest Cloakroom

4'2" x 2'4" (1.29 x 0.73)

With low flush WC, vanity unit with wash handbasin, central heating radiator and uPVC double glazed window to the side.

#### Living Room

10'10" x 10'10" (3.32 x 3.31)

With feature chimney breast and raised hearth with wood burner, bespoke fitted shelving and storage cupboards to either side of the chimney breast recess, continuation of tiled floor covering, recessed ceiling spotlighting and uPVC double glazed bow bay window to the front.



## Fabulous Open Plan Living/Dining/Kitchen

19'0" x 17'2" (5.80 x 5.24)



### Dining Area

A spacious dining area with two stylish central heating radiators, recessed ceiling spotlighting and tiled floor covering.

### Kitchen Area

With a feature granite effect island incorporating a breakfast bar with power sockets, a further range of matching worktops with tiled surrounds, inset one and a quarter sink unit with mixer tap, stylish fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate gas hob with extractor hood, built-in double oven, integrated dishwasher, wall mounted boiler, recessed ceiling spotlighting, two sealed unit uPVC double glazed Velux windows to the rear and uPVC double glazed window with matching French doors opening onto the rear garden.



### First Floor

## Landing

Semi-galleried landing with the continuation of the stylish balustrade, recessed ceiling spotlighting, uPVC double glazed window to the side and doors to three bedrooms and well appointed bathroom.

## Bedroom One

11'1" x 10'11" (3.38 x 3.33)

With central heating radiator, recessed ceiling spotlighting and uPVC double glazed window to the front.



## Bedroom Two

10'11" x 9'0" (3.34 x 2.76)

With central heating radiator, fitted wardrobe, recessed ceiling spotlighting and uPVC double glazed window to the rear.



## Bedroom Three

6'10" x 5'10" (2.10 x 1.78)

With central heating radiator, recessed ceiling spotlighting and uPVC double glazed window to the front.



### Well Appointed Bathroom

7'10" x 5'10" (2.39 x 1.78)

Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and useful drawers beneath, panelled bath with Crittall style shower screen door, integrated shower and further handheld shower attachment, ladder style radiator, recessed ceiling spotlighting and uPVC double glazed window to the rear.



### Outside

#### Driveway

To the front of the property is a block paved driveway providing off road parking with electric gates.

#### Outbuilding/Home Office/Gym

15'3" x 13'3" (4.66 x 4.06)

With power and lighting.

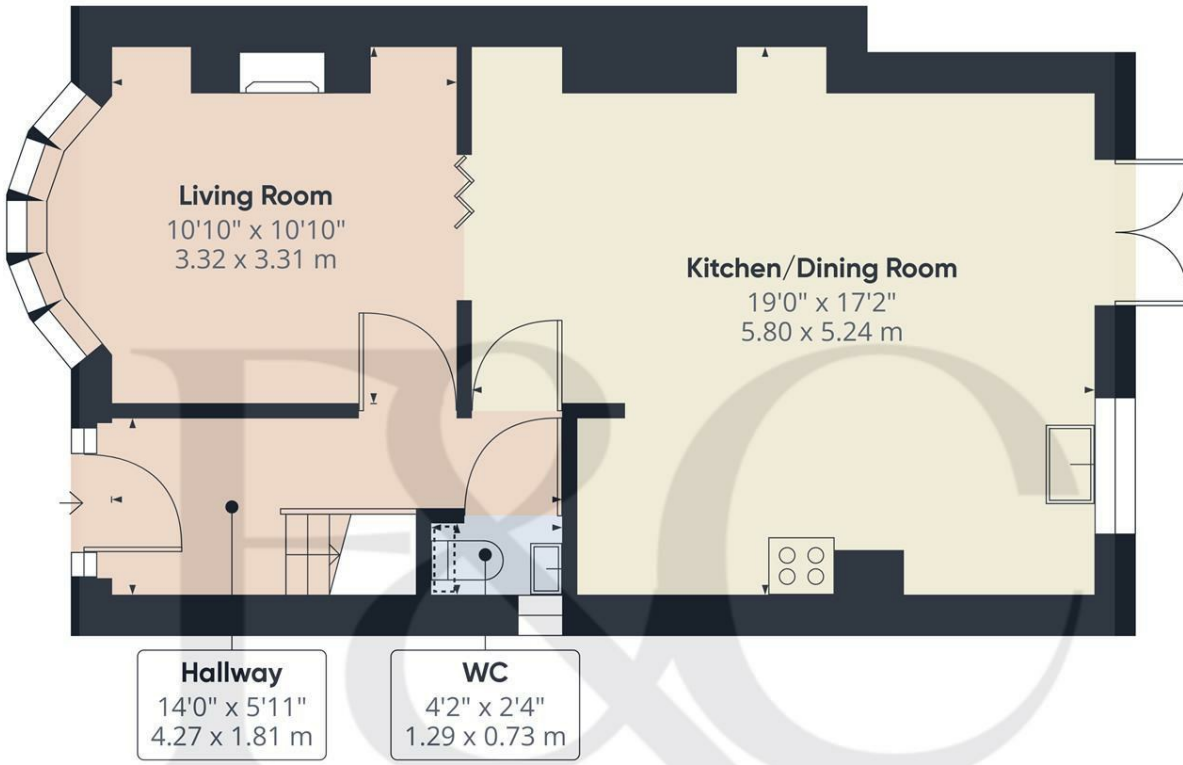


### Stylish Low Maintenance Rear Garden

To the rear of the property is a stylish low maintenance garden with a raised patio area, raised wooden sandpits, artificial lawn, a further paved area with firepit and a most useful detached outbuilding which is ideal for use as a home office/gym/playroom.



Council Tax Band B - Derby



**Approximate total area<sup>(1)</sup>**  
496.28 ft<sup>2</sup>  
46.11 m<sup>2</sup>

**Reduced headroom**  
1.68 ft<sup>2</sup>  
0.16 m<sup>2</sup>

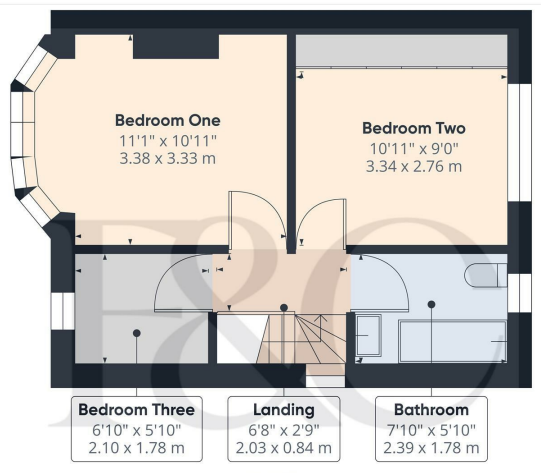
(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0 Building 1



**Approximate total area<sup>(1)</sup>**  
356.47 ft<sup>2</sup>  
33.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1 Building 1



**Approximate total area<sup>(1)</sup>**  
201.97 ft<sup>2</sup>  
18.76 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 0 Building 2





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Derby Office

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17 Beech Gardens  
Alvaston  
Derby  
DE24 0EB

Council Tax Band: B  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	