

Fletcher & Company

127 Alvaston Street, Alvaston, Derby, DE24 0PB

Price £266,000

Freehold



- Conveniently Located Detached Residence
- Double Glazing & Gas Central Heating
- Entrance Hall, Lounge
- Fabulous Extended Living Kitchen
- Three First Floor Bedrooms & Shower Room
- Large Rear Garden with Upper Level Paved/Gravelled Section
- Backing onto School Playing Fields
- Triple Width Driveway to Front
- Easy Access to Excellent Range of Amenities





Summary

Conveniently located, three bedroom detached residence benefiting from a triple width driveway and large rear garden with open aspect.

This is a well located three bedroom detached residence on Alvaston Street in Alvaston set back behind a triple width driveway providing ample off road parking. To the rear of the property is an upper-level terrace/patio which leads down to a lawned garden with a pleasant aspect over school playing fields.

Internally, the property is double glazed and gas central heated with entrance hall, lounge, extended living kitchen with French doors opening onto the garden, three first floor bedrooms and shower room.

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The Location

The property is within walking distance of an excellent range of amenities in Alvaston including a varied selection of shops, primary school, transport links and easy access into Derby city centre as well as onto the A50. Easy access to schooling includes a nearby primary and secondary school.

Accommodation

Ground Floor

Entrance Hall

6'6" x 4'4" (2.00 x 1.33)

uPVC double glazed entrance door provides access into the entrance hall with central heating radiator, staircase leading to the first floor, decorative coving, under-stairs storage cupboard and panelled door to the lounge.

Lounge

12'11" x 12'2" (3.95 x 3.73)

With laminate wood flooring, coving to ceiling, central heating radiator, double glazed bow bay window to the front and glazed door to the open plan living kitchen.



Extended Open Plan Living Kitchen
21'7" x 15'10" (6.60 x 4.83)



Living/Dining Area

A light and airy room courtesy of two sealed unit double glazed Velux windows and matching French doors opening onto the garden offering views over the large garden and school playing fields beyond, feature tiled floor and high ceiling.



Kitchen Area

With solid wood worktops incorporating a feature island and breakfast bar, five plate gas hob, fitted cupboards and drawers beneath, oak preparation surface with inset ceramic sink unit and mixer tap, integrated washing machine and dishwasher, a further range of fitted cupboards with appliance space suitable for an American style fridge/freezer, integrated Neff oven, cupboard housing the gas-fired boiler, double glazed door and window to the side and contemporary floor-to-ceiling radiator.



First Floor

Landing

With access to loft space, double glazed window to the side and doors to three bedrooms and shower room.

Bedroom One

13'0" x 9'10" (3.97 x 3.02)

With central heating radiator and double glazed window to the rear with impressive views.



Bedroom Two

9'8" x 8'0" (2.97 x 2.46)

With central heating radiator, useful cupboard and double glazed window to the front.



Bedroom Three

10'1" x 5'10" (3.08 x 1.80)

With central heating radiator and double glazed window to the rear, again with views.

Shower Room

5'11" x 5'0" (1.81 x 1.53)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, shower cubicle with Triton shower and double glazed window to the side.



Outside

The property has a larger than average garden with paved and gravelled patio area offering views over the garden with steps leading down to a good sized lawned section, bound by mixed hedging and mature trees and timber fencing backing onto school playing fields.

To the front of the property is a tarmac driveway providing off road parking for three vehicles and further access to the side of the property.

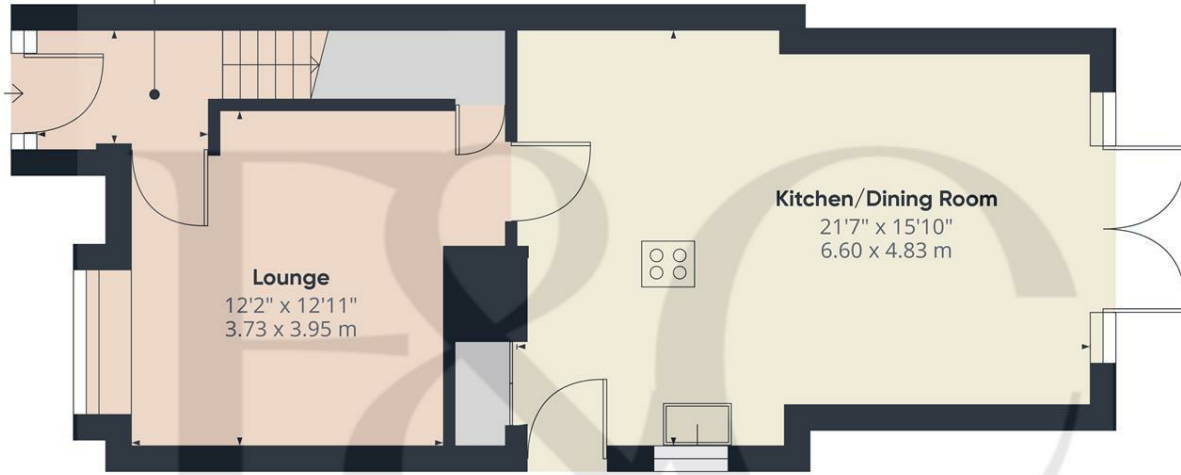


Council Tax Band C - Derby





Hallway
6'6" x 4'4"
2.00 x 1.33 m



Approximate total area⁽¹⁾
559.12 ft²
51.94 m²

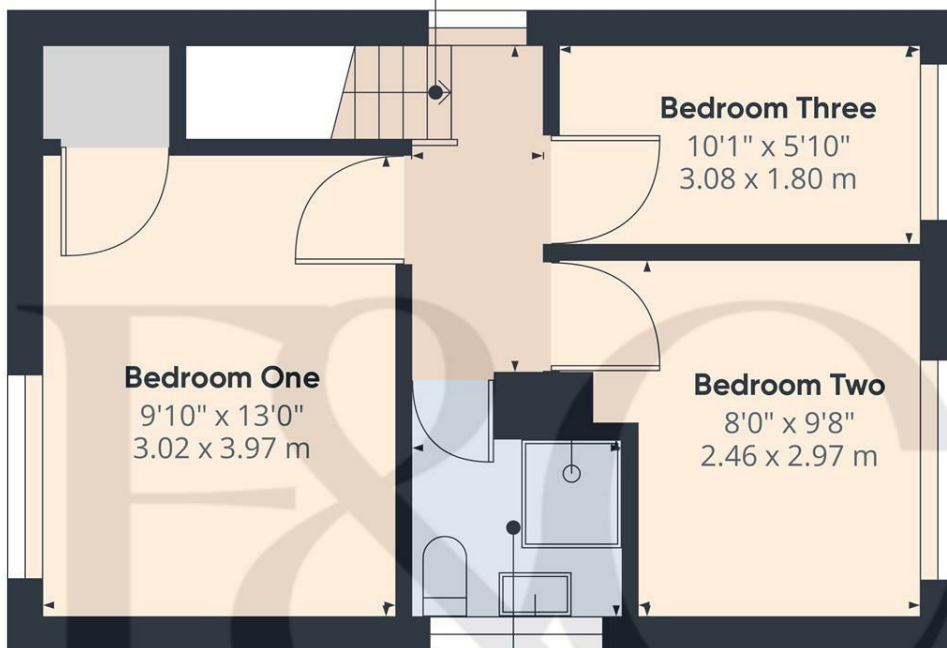
(1) Excluding balconies and terraces

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

Landing
3'9" x 9'1"
1.16 x 2.77 m



Approximate total area⁽¹⁾
361.02 ft²
33.54 m²

(1) Excluding balconies and terraces

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Floor 1



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127 Alvaston Street
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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	